

# March 2024

All Home Types  
Detached  
Attached

## Local Market Insight

### Chester County, PA

**March 2024**  
Chester County, PA

Email: ldavis@tcsr.realtor

**New Listings** **502**

↑ **19.2%** ↓ **-12.1%**  
 from Feb 2024: **421** from Mar 2023: **571**

YTD	2024	2023	+/-
	<b>1,356</b>	<b>1,433</b>	-5.4%

5-year Mar average: **689**

**New Pendings** **458**

↑ **23.1%** ↓ **-3.2%**  
 from Feb 2024: **372** from Mar 2023: **473**

YTD	2024	2023	+/-
	<b>1,162</b>	<b>1,193</b>	-2.6%

5-year Mar average: **584**

**Closed Sales** **335**

↑ **36.2%** ↓ **-12.3%**  
 from Feb 2024: **246** from Mar 2023: **382**

YTD	2024	2023	+/-
	<b>905</b>	<b>938</b>	-3.5%

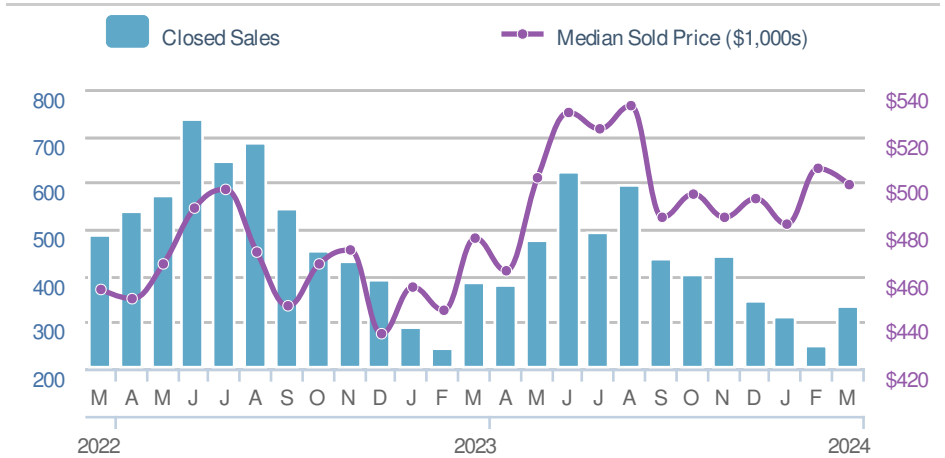
5-year Mar average: **460**

**Median Sold Price** **\$499,900**

↓ **-1.3%** ↑ **5.0%**  
 from Feb 2024: **\$506,500** from Mar 2023: **\$476,000**

YTD	2024	2023	+/-
	<b>\$499,900</b>	<b>\$463,500</b>	7.9%

5-year Mar average: **\$439,134**



**Active Listings** **498**

498  
 Min 373 Max 1,169  
 5-year Mar average: **629**

Feb 2024	Mar 2023
<b>482</b>	<b>550</b>

**Avg DOM** **18**

18  
 Min 18 Max 55  
 5-year Mar average: **29**

Feb 2024	Mar 2023	YTD
<b>33</b>	<b>23</b>	<b>26</b>

**Avg Sold to OLP Ratio** **101.9%**

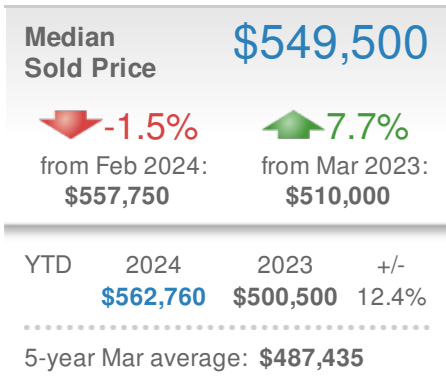
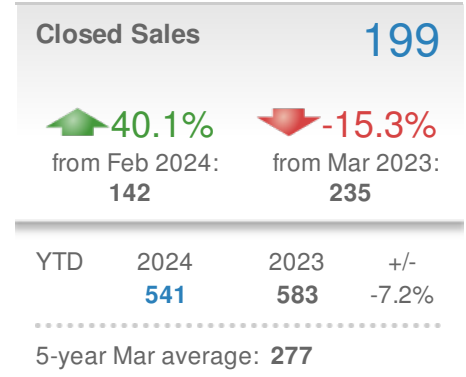
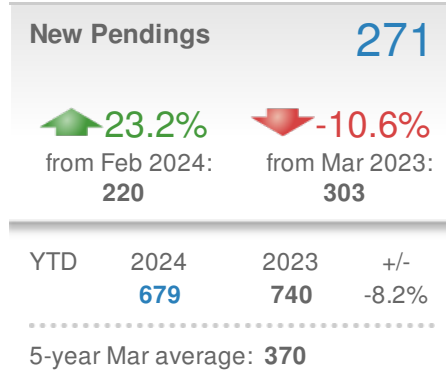
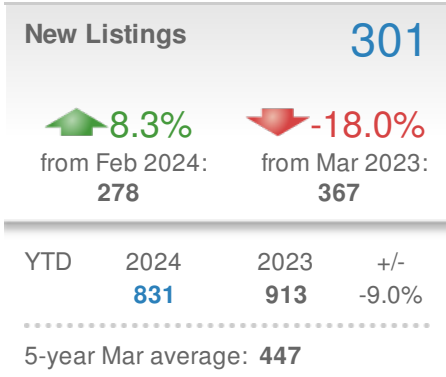
101.9%  
 Min 96.9% Max 103.0%  
 5-year Mar average: **100.7%**

Feb 2024	Mar 2023	YTD
<b>100.2%</b>	<b>100.6%</b>	<b>100.5%</b>

**March 2024**

Chester County, PA - Detached

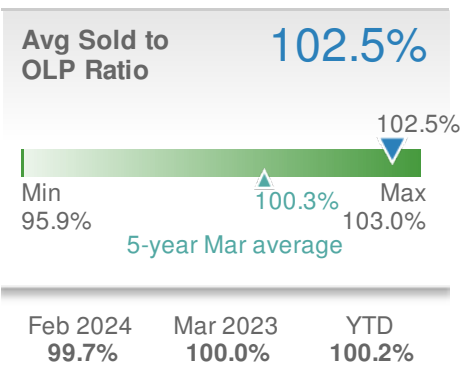
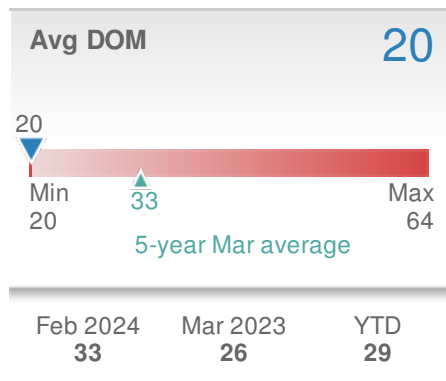
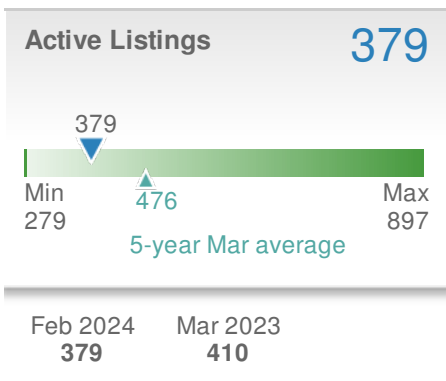
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chester County, PA, the median sold price for Detached properties for March was \$549,500, representing a decrease of 1.5% compared to last month and an increase of 7.7% from Mar 2023. The average days on market for units sold in March was 20 days, 39% below the 5-year March average of 33 days. There was a 23.2% month over month increase in new contract activity with 271 New Pendings; a 15.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 505; and no change in supply with 379 active units.

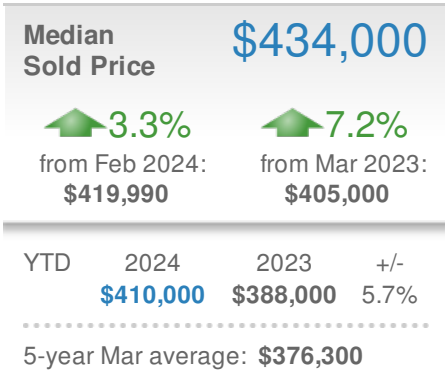
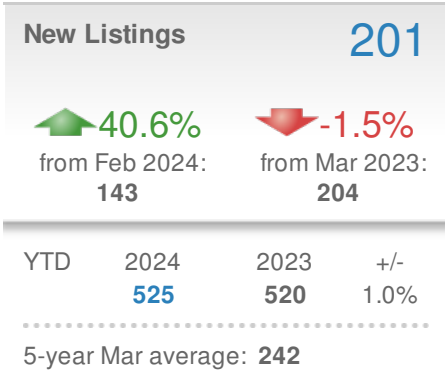
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.16 in February and an increase from 1.18 in March 2023. The Contract Ratio is 20% lower than the 5-year March average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Chester County, PA - Attached

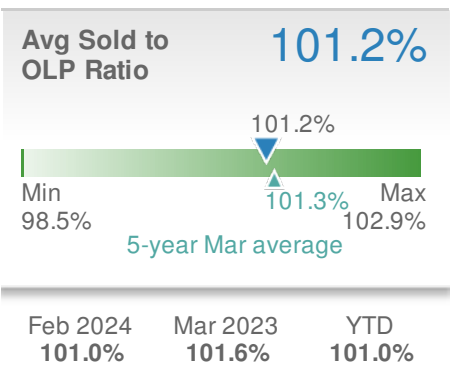
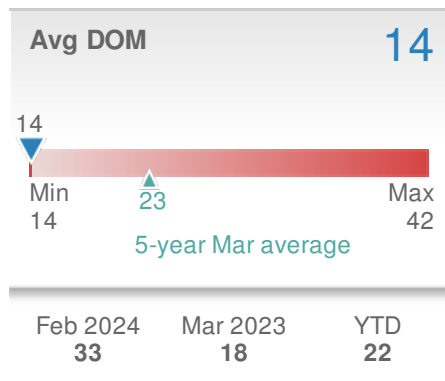
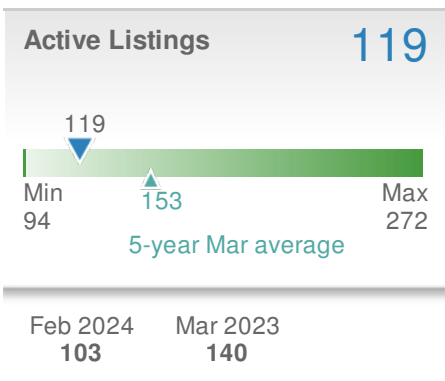
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chester County, PA, the median sold price for Attached properties for March was \$434,000, representing an increase of 3.3% compared to last month and an increase of 7.2% from Mar 2023. The average days on market for units sold in March was 14 days, 38% below the 5-year March average of 23 days. There was a 23% month over month increase in new contract activity with 187 New Pendings; a 14.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 372; and a 15.5% increase in supply to 119 active units.

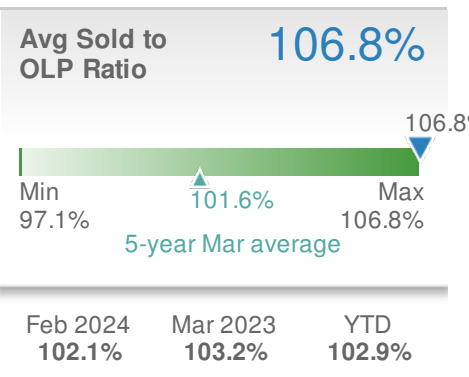
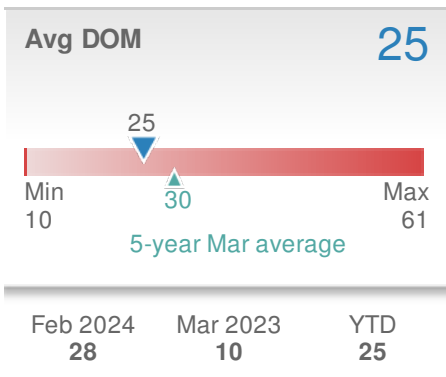
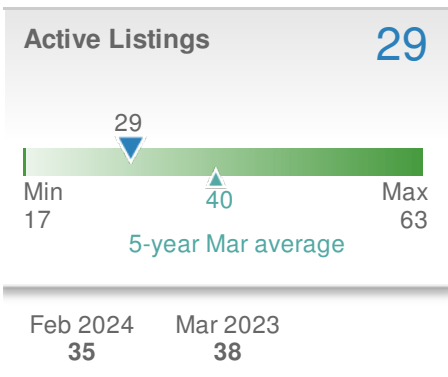
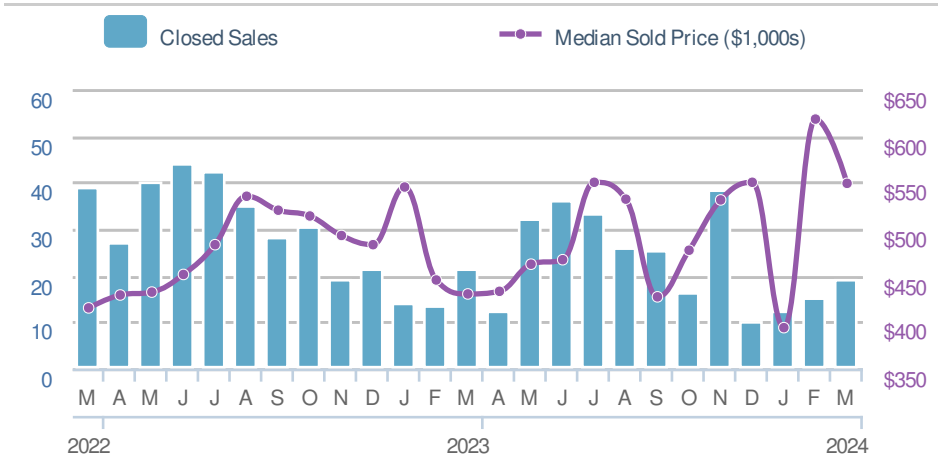
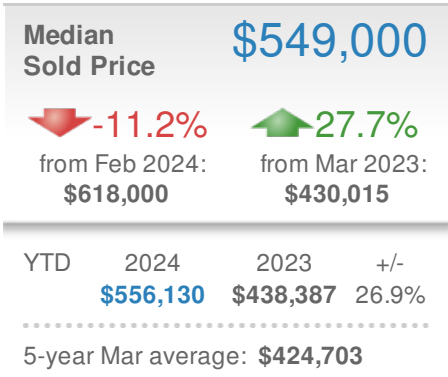
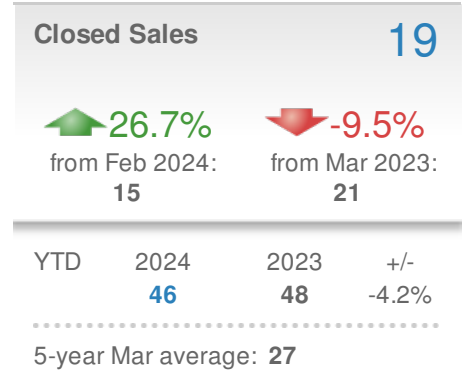
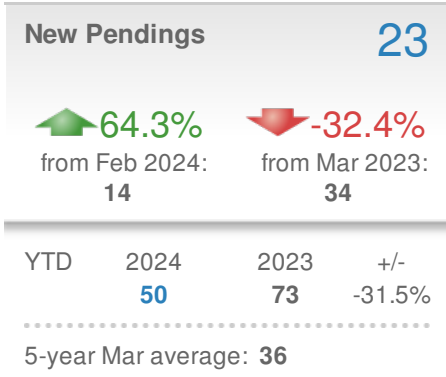
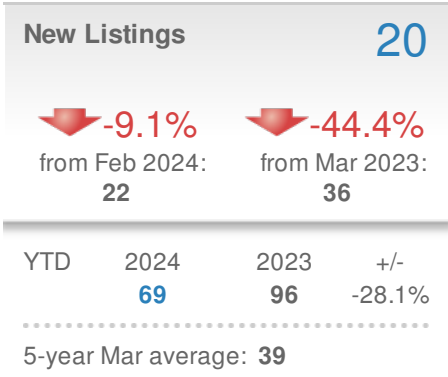
This activity resulted in a Contract Ratio of 3.13 pendings per active listing, down from 3.17 in February and an increase from 2.23 in March 2023. The Contract Ratio is the same as the 5-year March average of 3.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Avon Grove (Chester, PA)

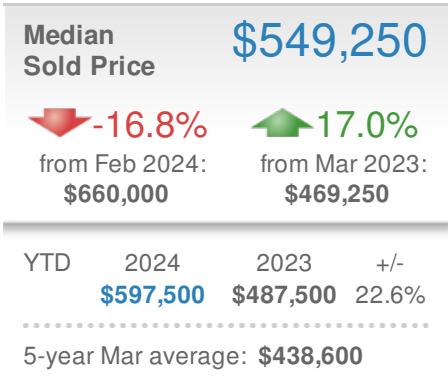
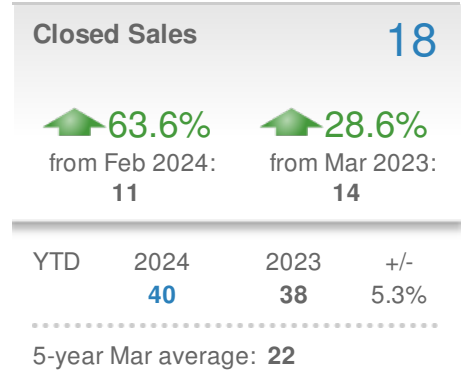
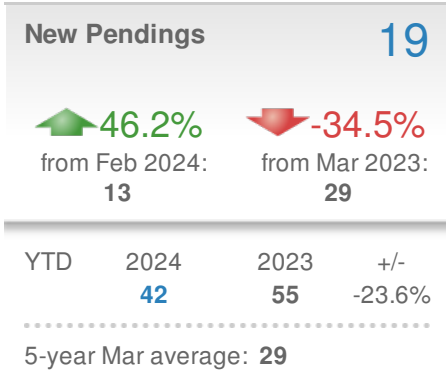
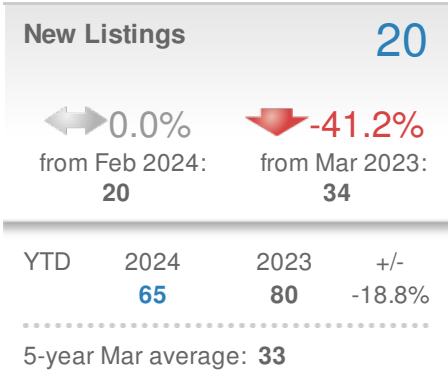
Email: ldavis@tcsr.realtor



**March 2024**

Avon Grove (Chester, PA) - Detached

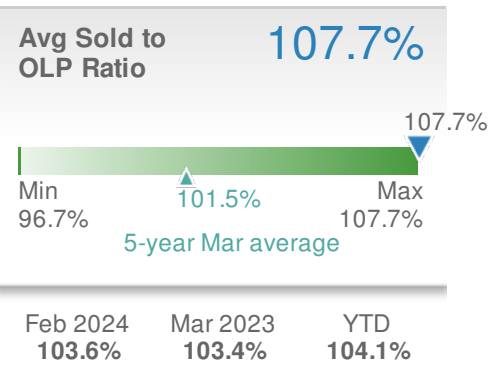
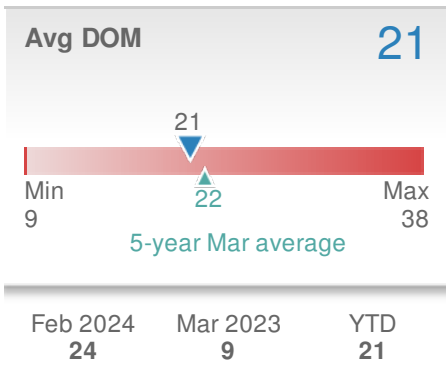
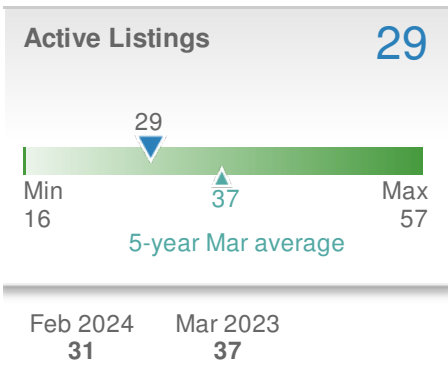
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Avon Grove (Chester, PA), the median sold price for Detached properties for March was \$549,250, representing a decrease of 16.8% compared to last month and an increase of 17% from Mar 2023. The average days on market for units sold in March was 21 days, 6% below the 5-year March average of 22 days. There was a 46.2% month over month increase in new contract activity with 19 New Pendings; a 5.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 40; and a 6.5% decrease in supply to 29 active units.

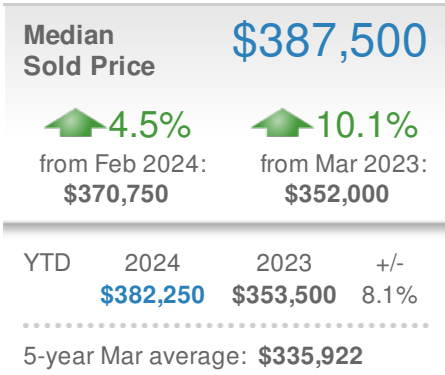
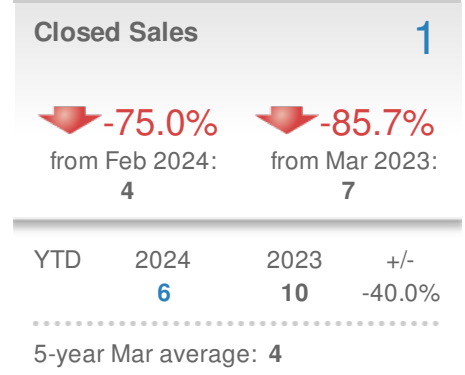
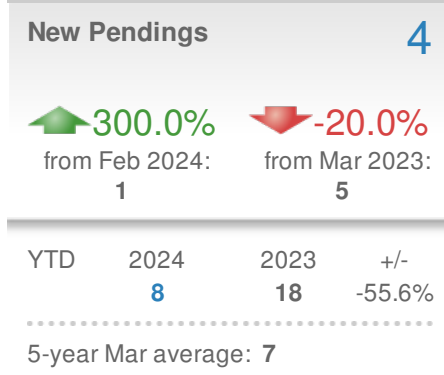
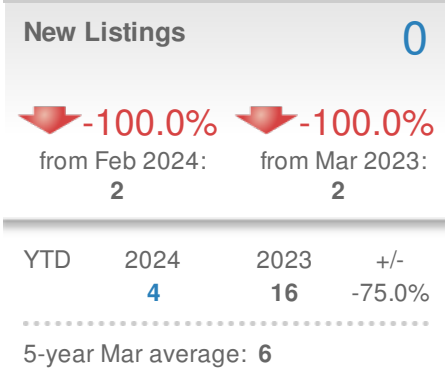
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.23 in February and an increase from 1.03 in March 2023. The Contract Ratio is 24% lower than the 5-year March average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Avon Grove (Chester, PA) - Attached

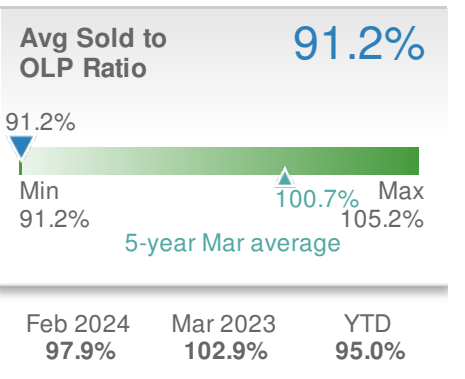
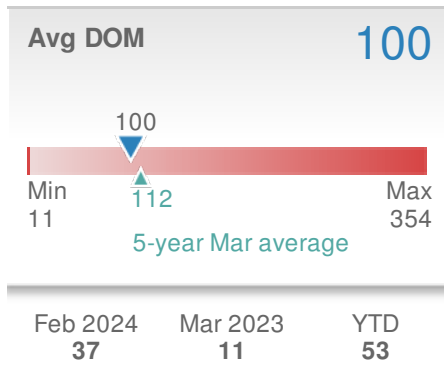
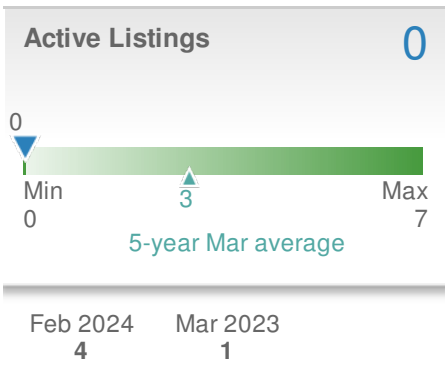
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Avon Grove (Chester, PA), the median sold price for Attached properties for March was \$387,500, representing an increase of 4.5% compared to last month and an increase of 10.1% from Mar 2023. The average days on market for units sold in March was 100 days, 11% below the 5-year March average of 112 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from February) to 4; and a 100% decrease in supply to 0 active units.

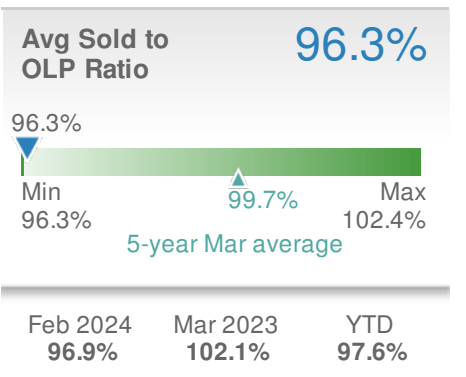
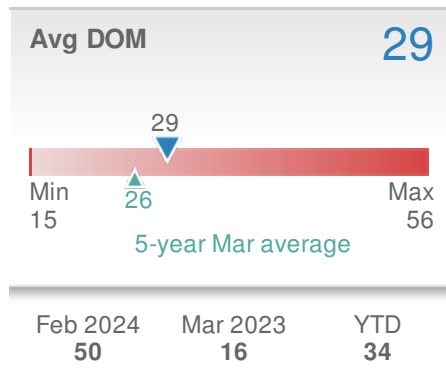
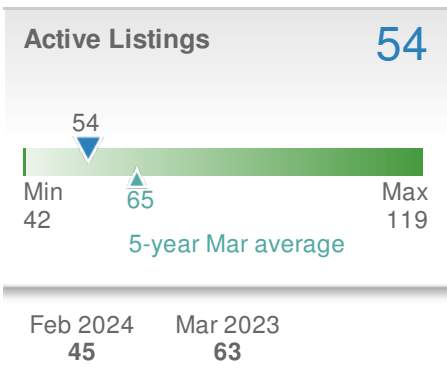
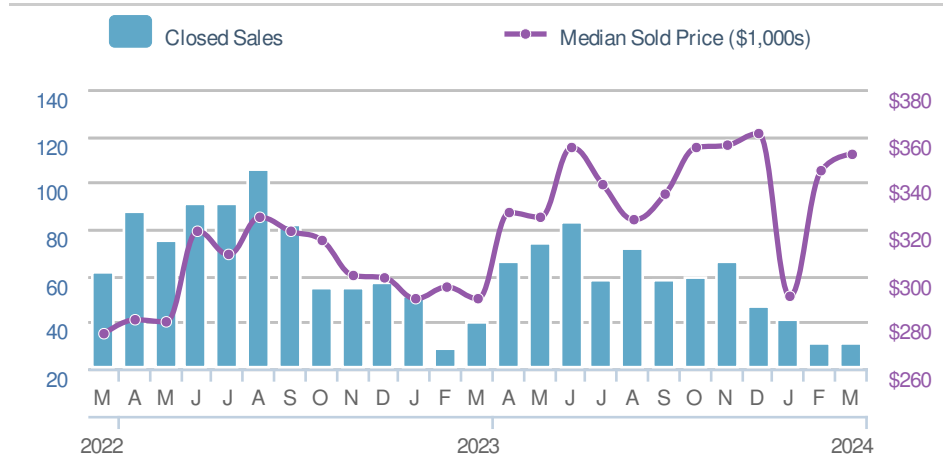
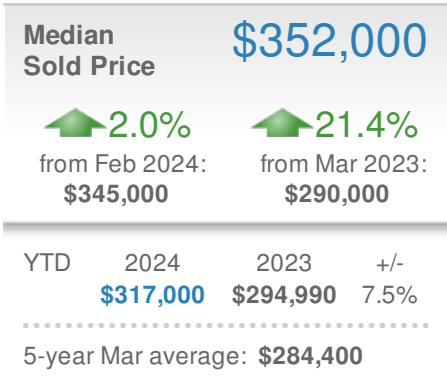
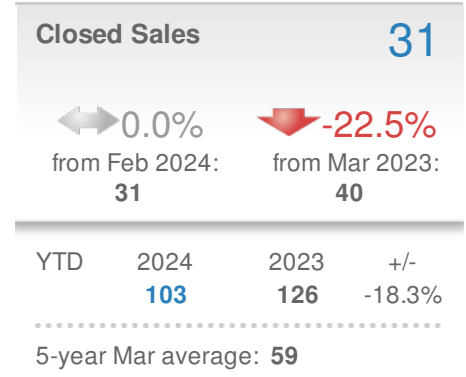
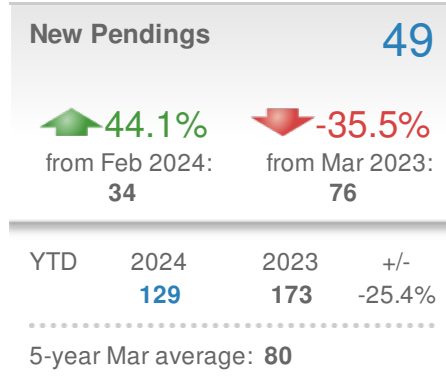
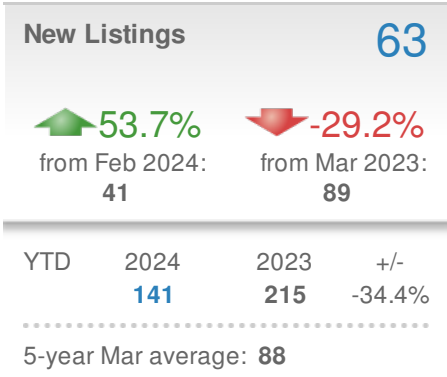
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.25 in February and a decrease from 19.00 in March 2023. The Contract Ratio is 100% lower than the 5-year March average of 10.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## March 2024

### Coatesville Area (Chester, PA)

Email: ldavis@tcsr.realtor

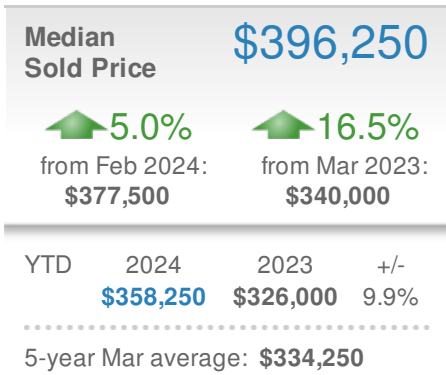
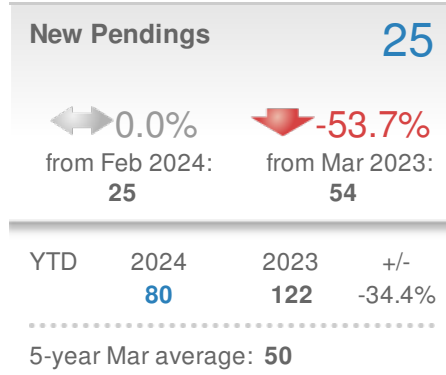
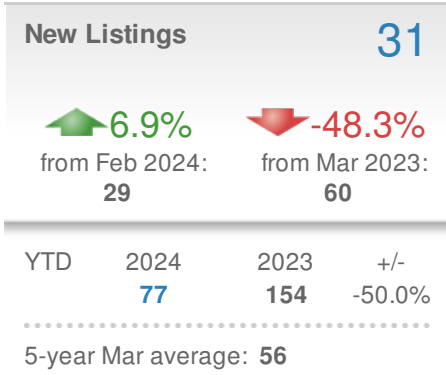




**March 2024**

Coatesville Area (Chester, PA) - Detached

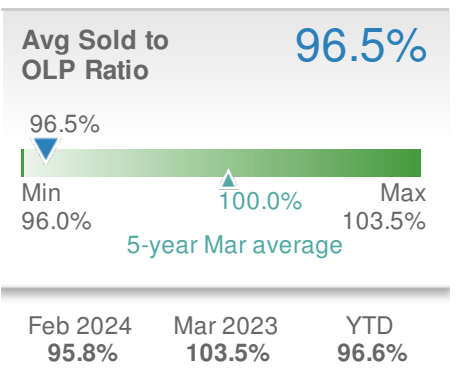
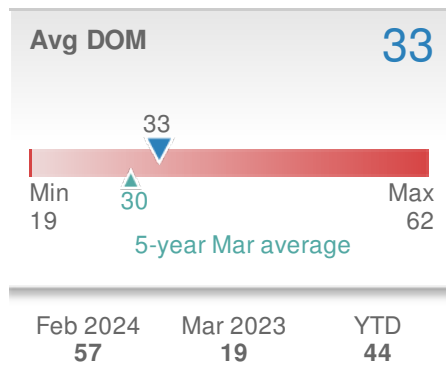
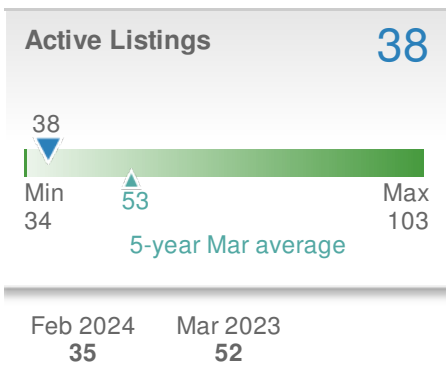
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Coatesville Area (Chester, PA), the median sold price for Detached properties for March was \$396,250, representing an increase of 5% compared to last month and an increase of 16.5% from Mar 2023. The average days on market for units sold in March was 33 days, 9% above the 5-year March average of 30 days. There was no month over month change in new contract activity with 25 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 40; and an 8.6% increase in supply to 38 active units.

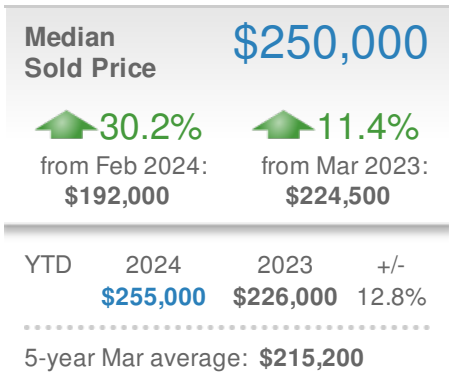
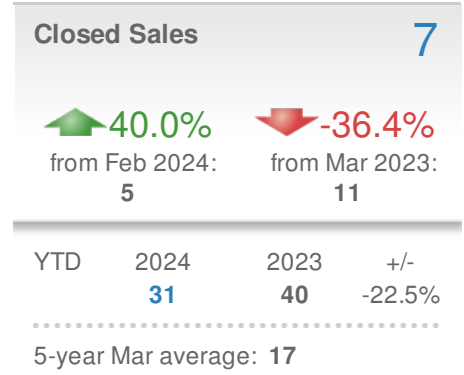
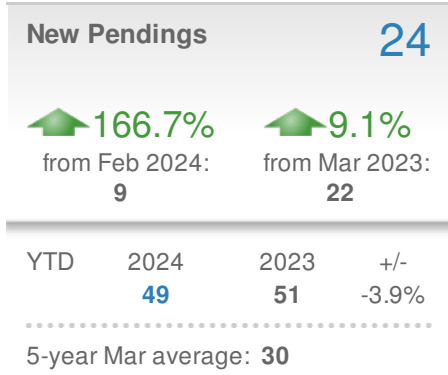
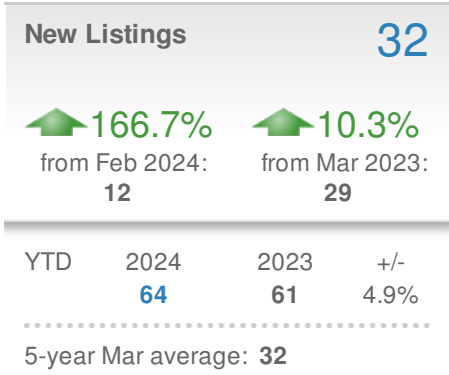
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.14 in February and a decrease from 1.48 in March 2023. The Contract Ratio is 35% lower than the 5-year March average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Coatesville Area (Chester, PA) - Attached

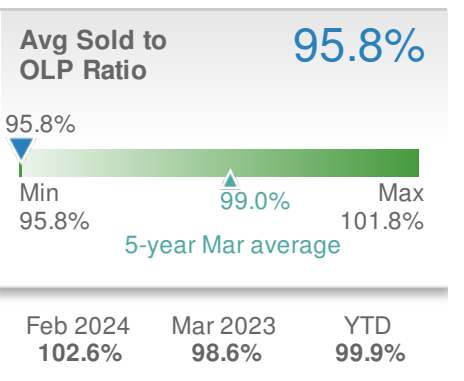
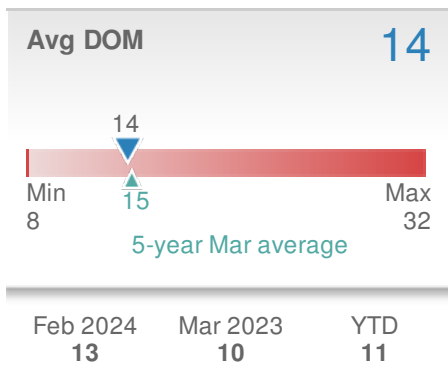
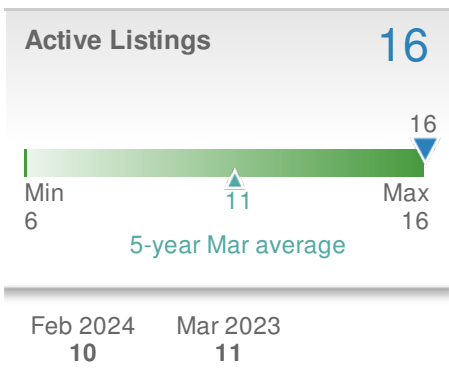
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Coatesville Area (Chester, PA), the median sold price for Attached properties for March was \$250,000, representing an increase of 30.2% compared to last month and an increase of 11.4% from Mar 2023. The average days on market for units sold in March was 14 days, 4% below the 5-year March average of 15 days. There was a 166.7% month over month increase in new contract activity with 24 New Pendings; a 34% MoM increase in All Pendings (new contracts + contracts carried over from February) to 63; and a 60% increase in supply to 16 active units.

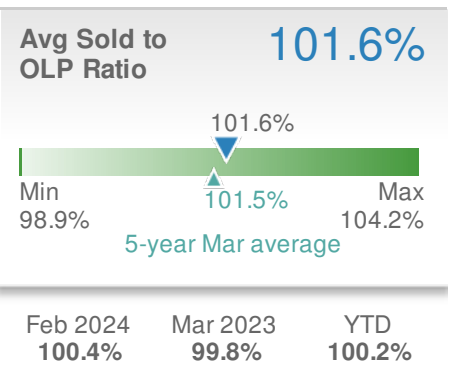
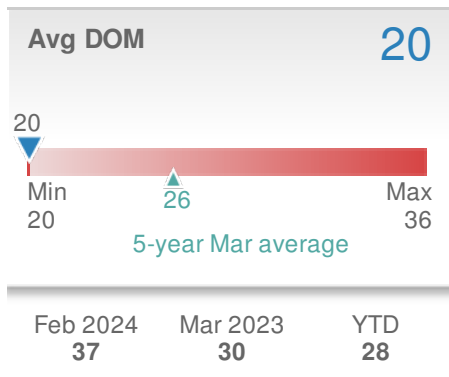
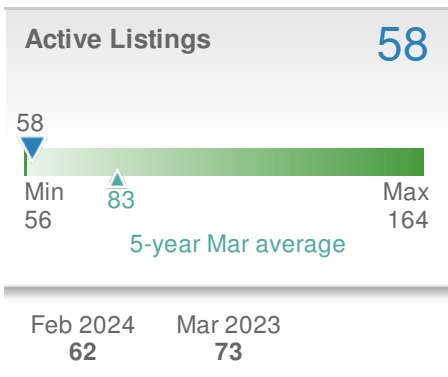
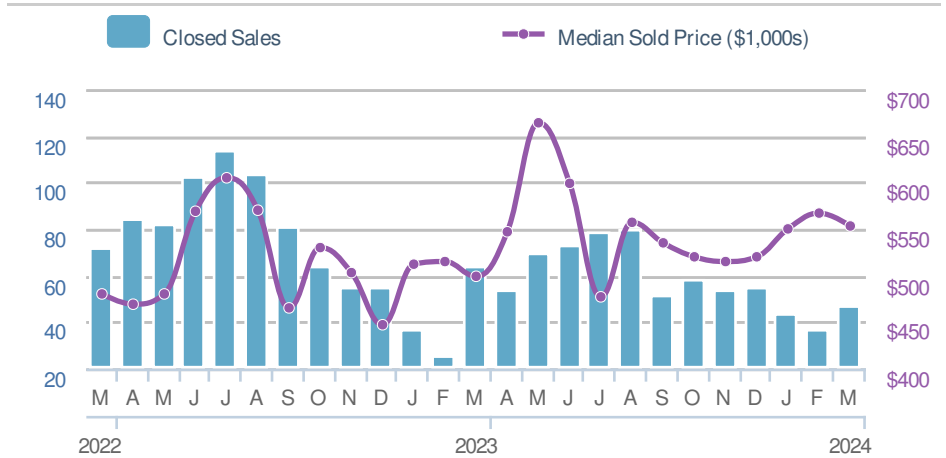
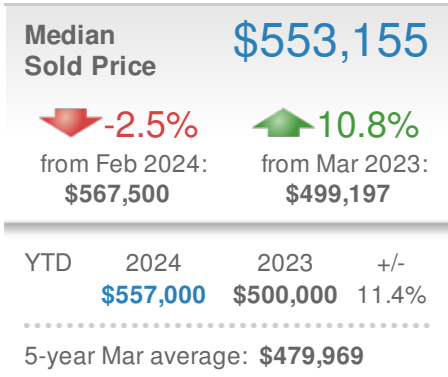
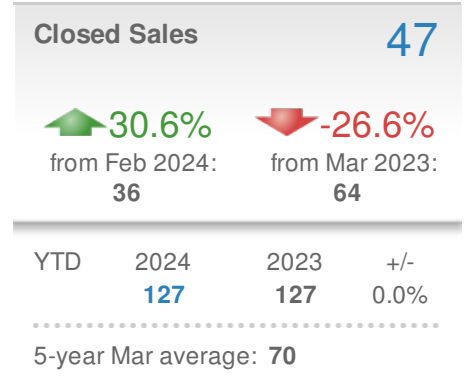
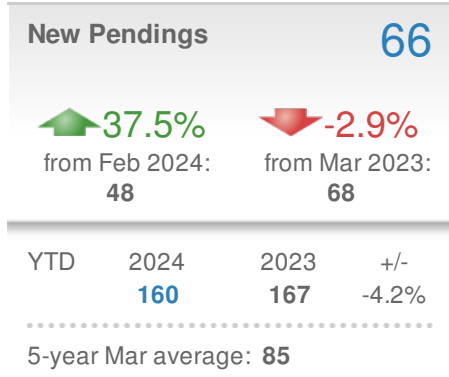
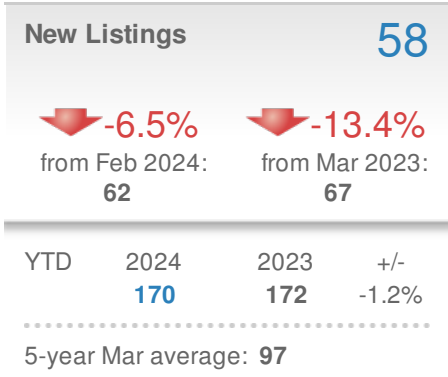
This activity resulted in a Contract Ratio of 3.94 pendings per active listing, down from 4.70 in February and an increase from 3.73 in March 2023. The Contract Ratio is 15% lower than the 5-year March average of 4.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## March 2024

### Downingtown Area (Chester, PA)

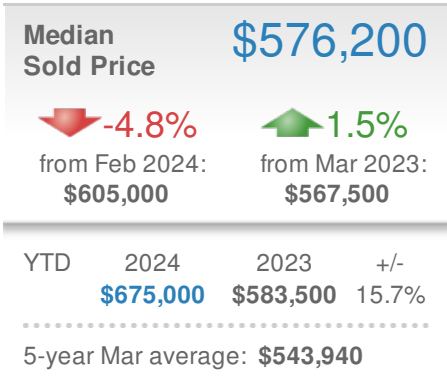
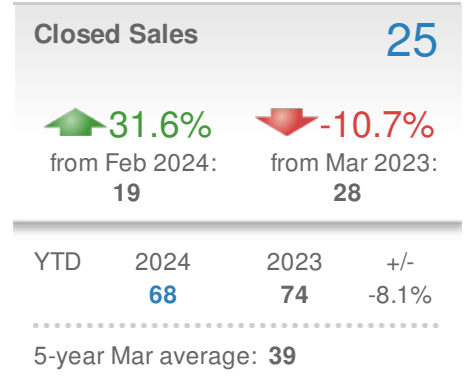
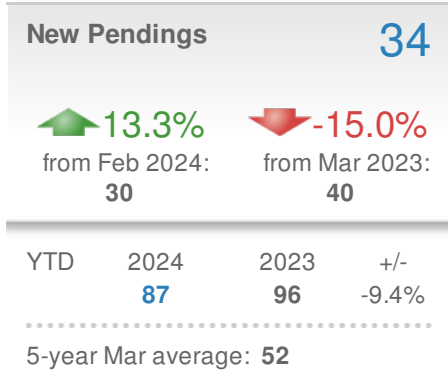
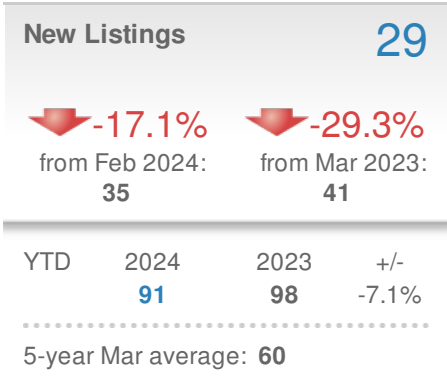
Email: ldavis@tcsr.realtor



**March 2024**

Downingtown Area (Chester, PA) - Detached

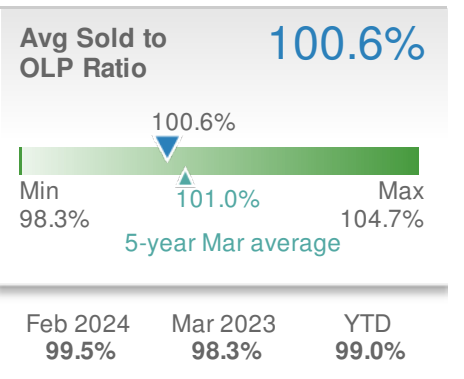
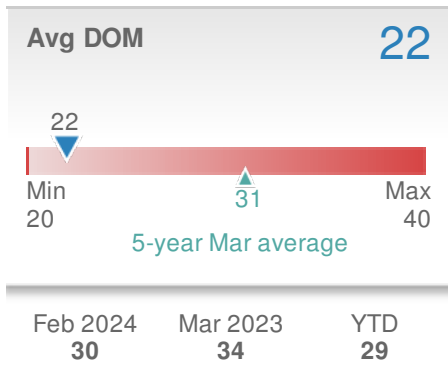
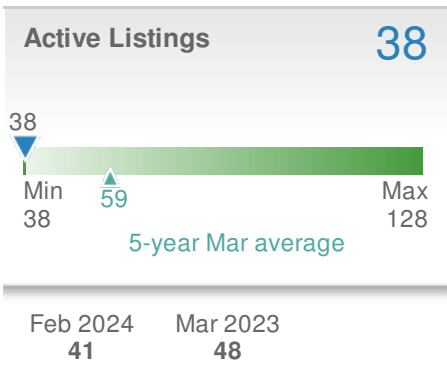
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Downingtown Area (Chester, PA), the median sold price for Detached properties for March was \$576,200, representing a decrease of 4.8% compared to last month and an increase of 1.5% from Mar 2023. The average days on market for units sold in March was 22 days, 30% below the 5-year March average of 31 days. There was a 13.3% month over month increase in new contract activity with 34 New Pendings; a 27.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 51; and a 7.3% decrease in supply to 38 active units.

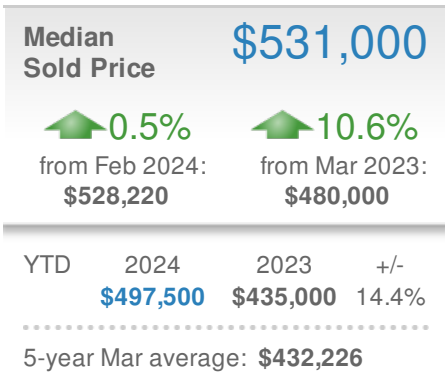
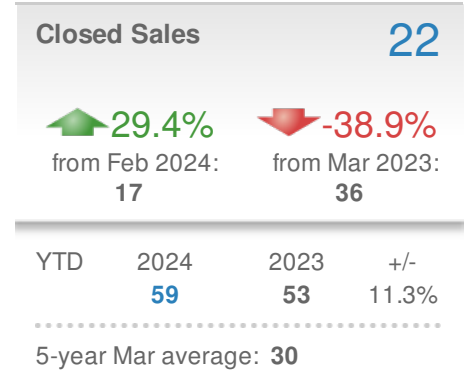
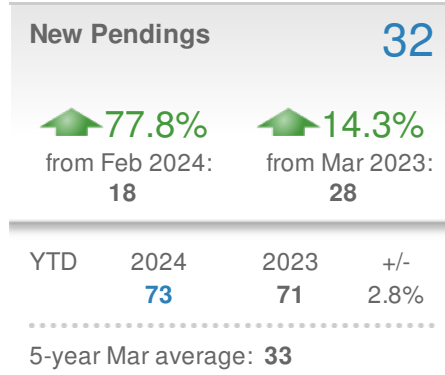
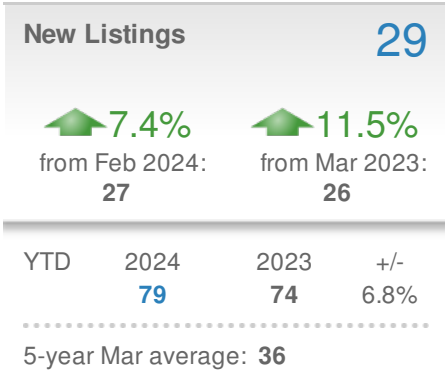
This activity resulted in a Contract Ratio of 1.34 pendings per active listing, up from 0.98 in February and a decrease from 1.58 in March 2023. The Contract Ratio is 40% lower than the 5-year March average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Downingtown Area (Chester, PA) - Attached

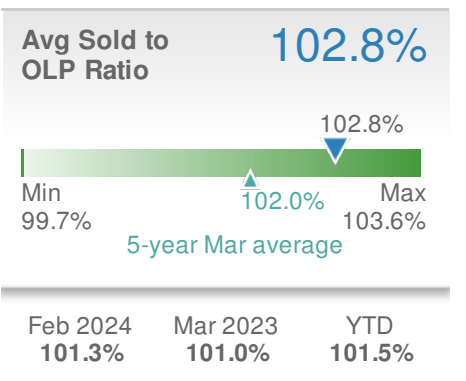
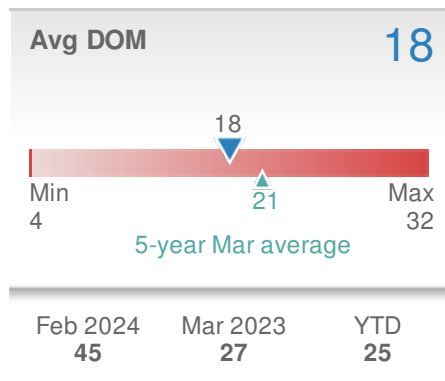
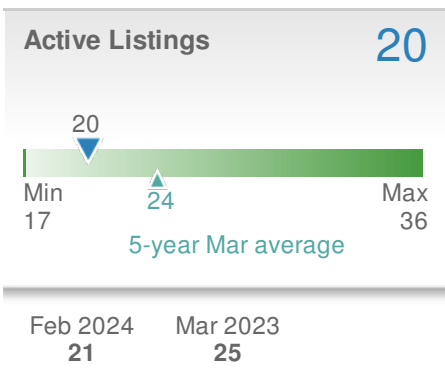
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Downingtown Area (Chester, PA), the median sold price for Attached properties for March was \$531,000, representing an increase of 0.5% compared to last month and an increase of 10.6% from Mar 2023. The average days on market for units sold in March was 18 days, 13% below the 5-year March average of 21 days. There was a 77.8% month over month increase in new contract activity with 32 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 80; and a 4.8% decrease in supply to 20 active units.

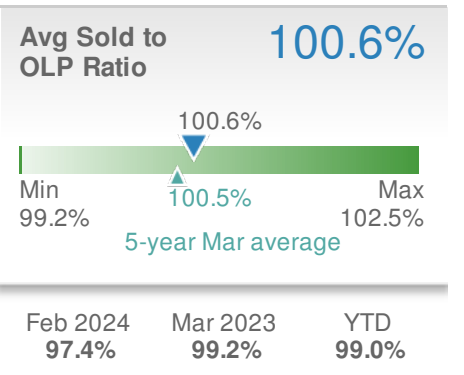
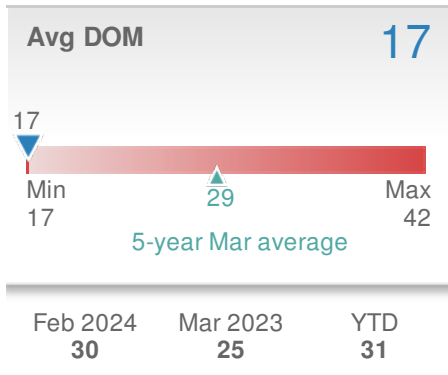
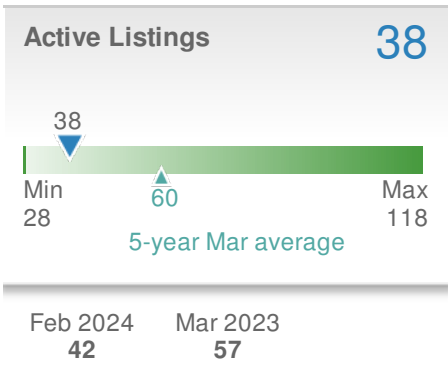
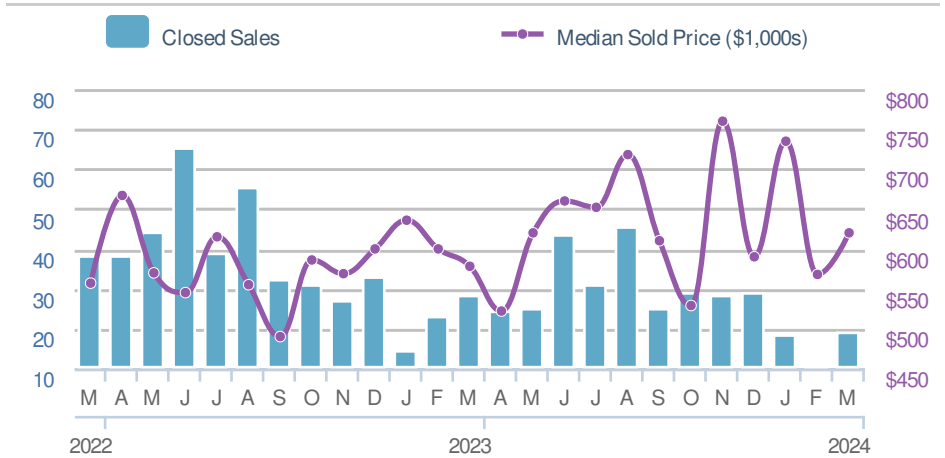
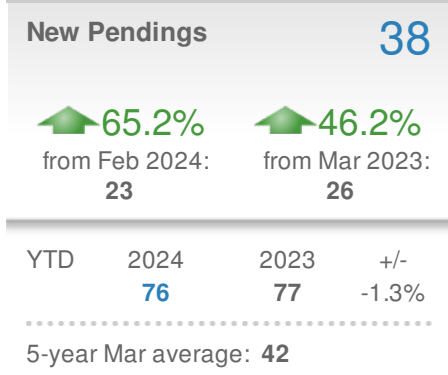
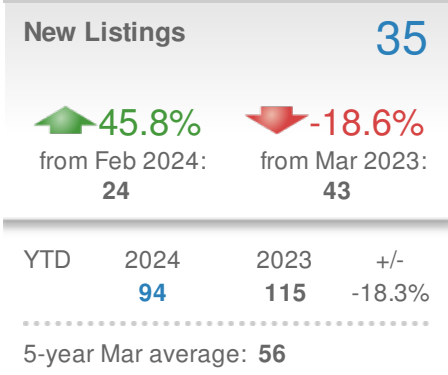
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 3.43 in February and an increase from 2.28 in March 2023. The Contract Ratio is 3% lower than the 5-year March average of 4.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## March 2024

Great Valley (Chester, PA)

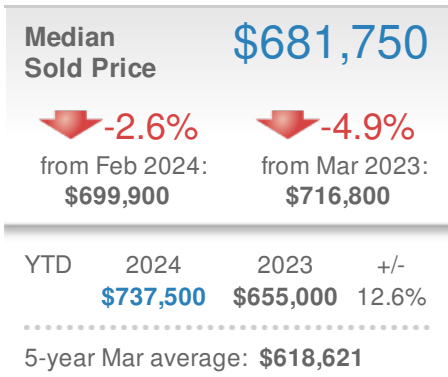
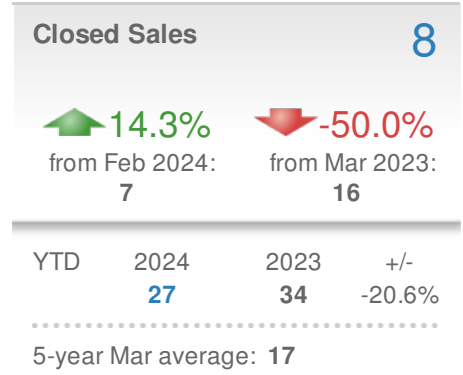
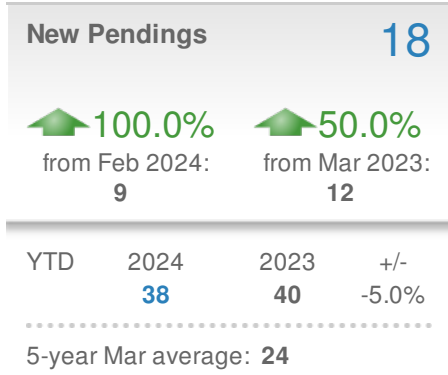
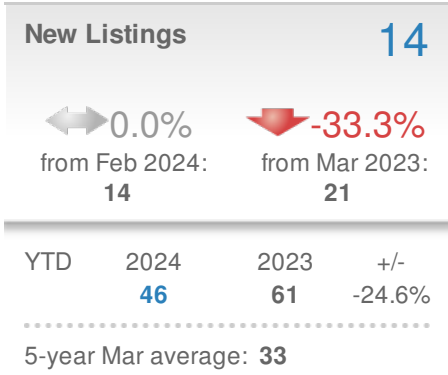
Email: ldavis@tcsr.realtor



**March 2024**

Great Valley (Chester, PA) - Detached

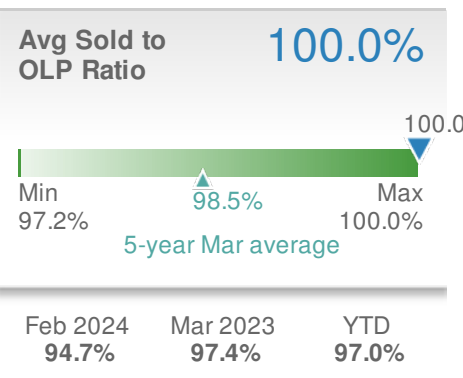
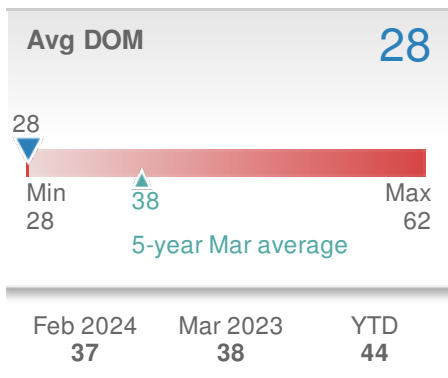
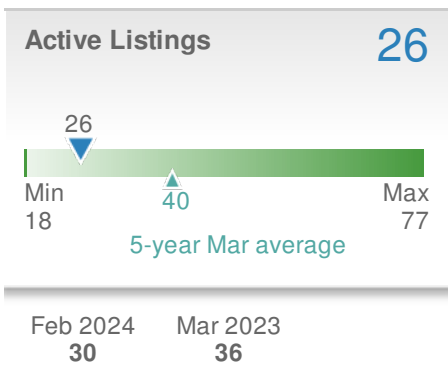
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Great Valley (Chester, PA), the median sold price for Detached properties for March was \$681,750, representing a decrease of 2.6% compared to last month and a decrease of 4.9% from Mar 2023. The average days on market for units sold in March was 28 days, 27% below the 5-year March average of 38 days. There was a 100% month over month increase in new contract activity with 18 New Pendings; a 41.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 34; and a 13.3% decrease in supply to 26 active units.

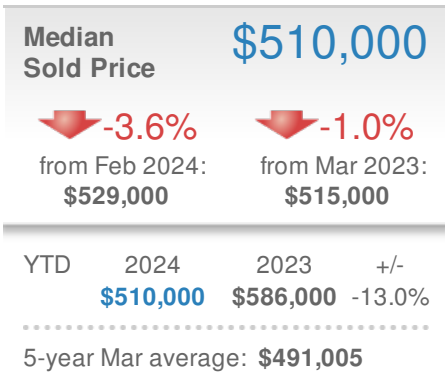
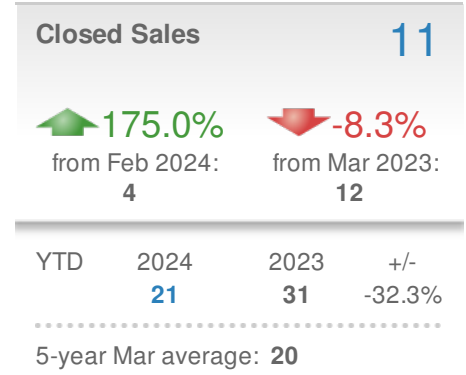
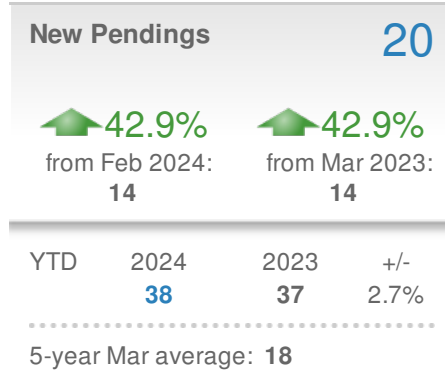
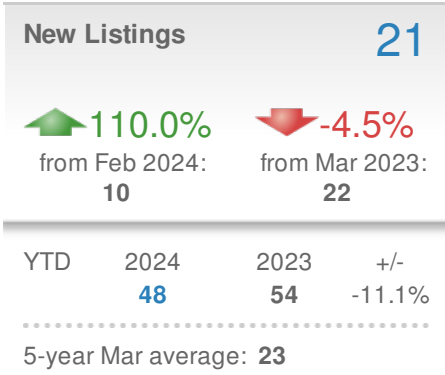
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 0.80 in February and an increase from 0.81 in March 2023. The Contract Ratio is 13% lower than the 5-year March average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Great Valley (Chester, PA) - Attached

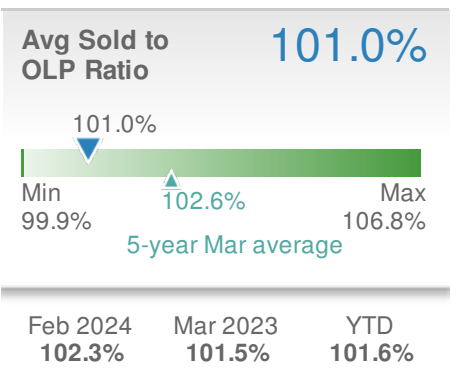
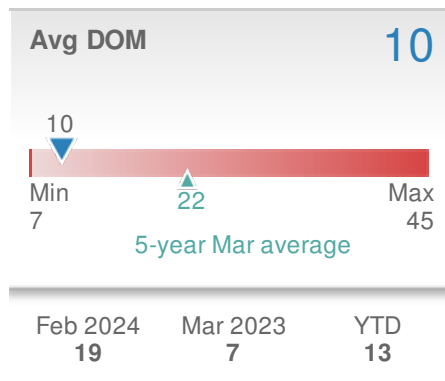
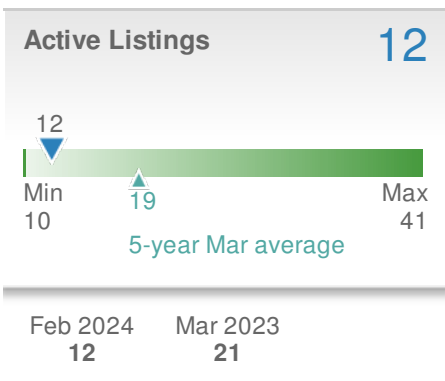
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Great Valley (Chester, PA), the median sold price for Attached properties for March was \$510,000, representing a decrease of 3.6% compared to last month and a decrease of 1% from Mar 2023. The average days on market for units sold in March was 10 days, 55% below the 5-year March average of 22 days. There was a 42.9% month over month increase in new contract activity with 20 New Pendings; a 52.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 26; and no change in supply with 12 active units.

This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.42 in February and an increase from 1.10 in March 2023. The Contract Ratio is 14% lower than the 5-year March average of 2.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

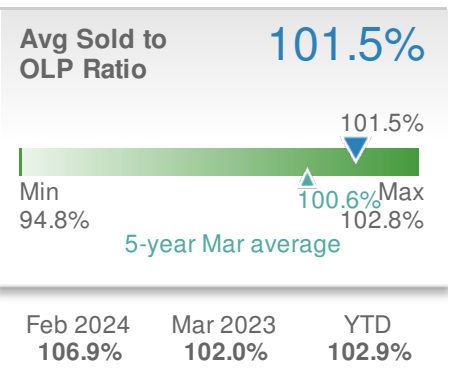
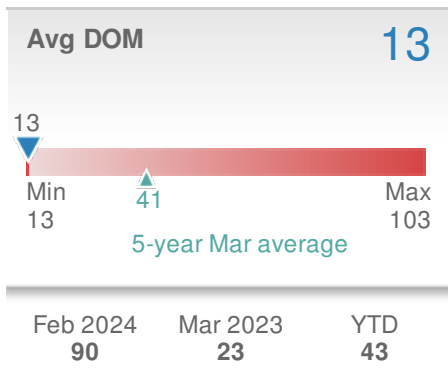
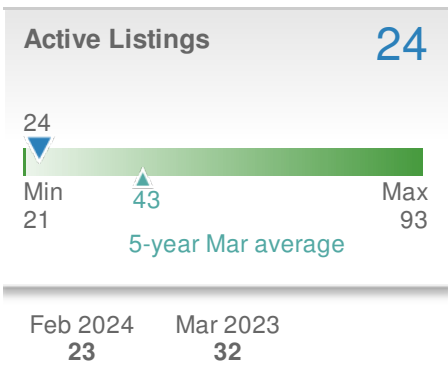
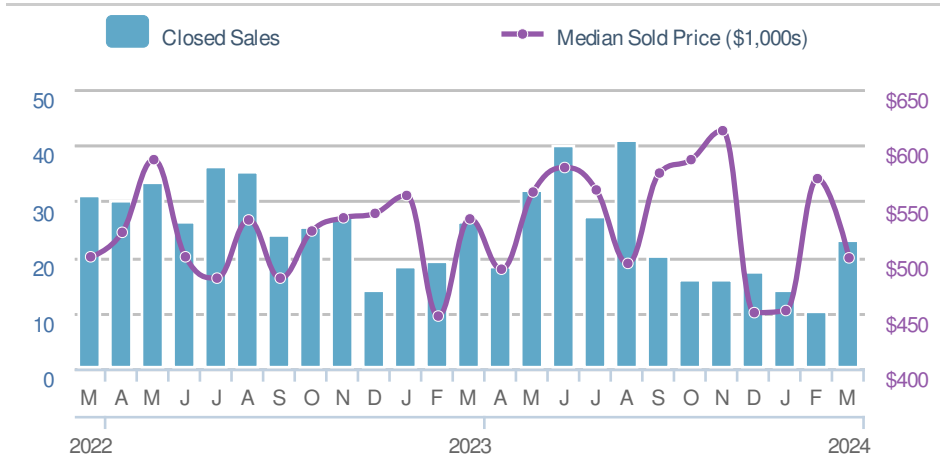
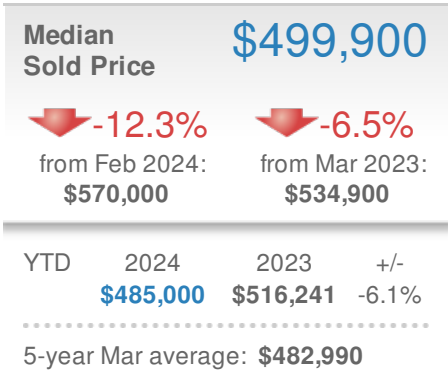
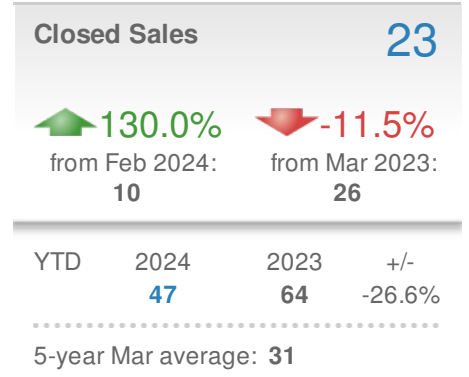
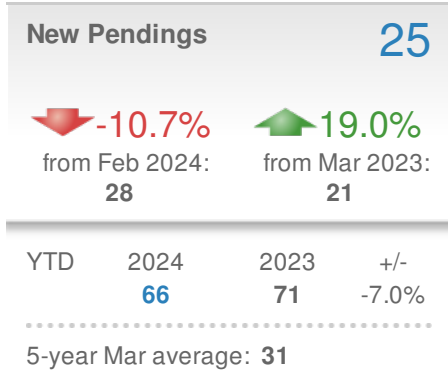
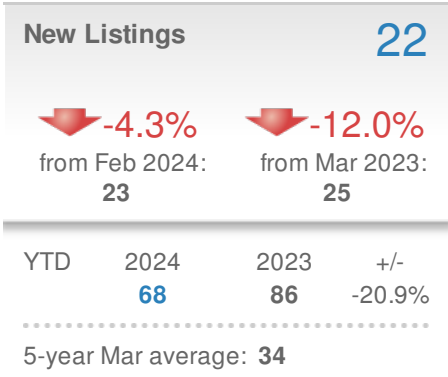




**March 2024**

Kennett Consolidated (Chester, PA)

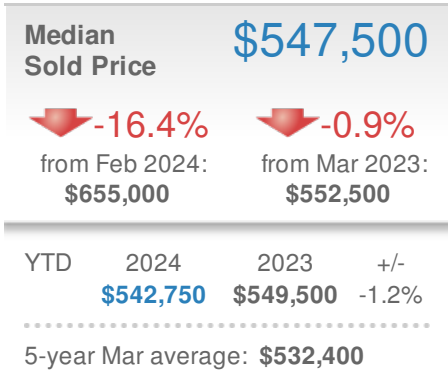
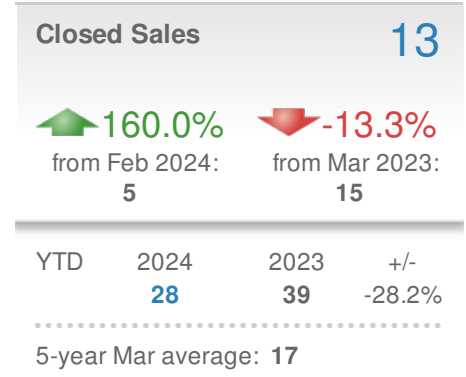
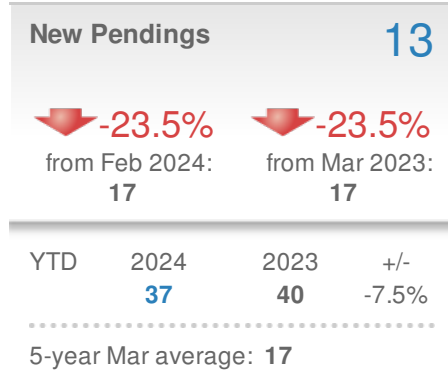
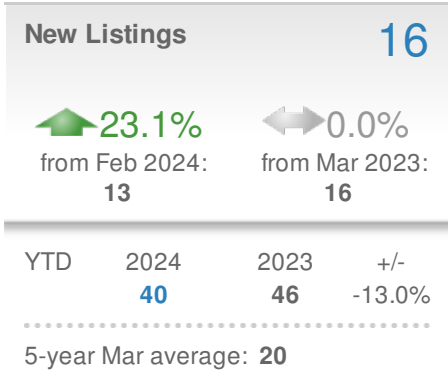
Email: ldavis@tcsr.realtor



**March 2024**

Kennett Consolidated (Chester, PA) - Detached

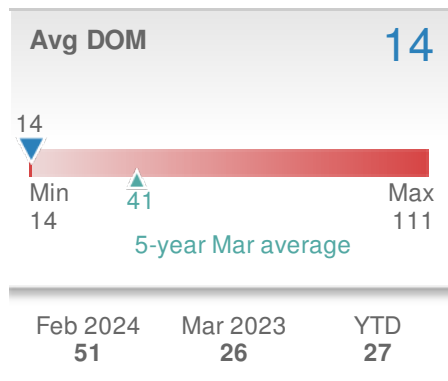
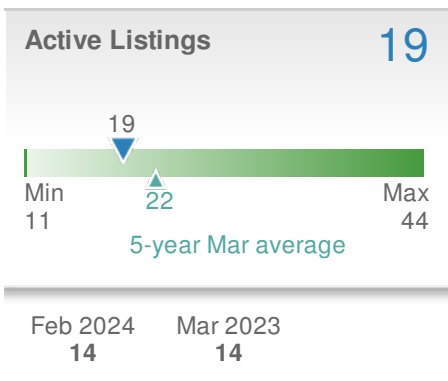
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for March was \$547,500, representing a decrease of 16.4% compared to last month and a decrease of 0.9% from Mar 2023. The average days on market for units sold in March was 14 days, 66% below the 5-year March average of 41 days. There was a 23.5% month over month decrease in new contract activity with 13 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 18; and a 35.7% increase in supply to 19 active units.

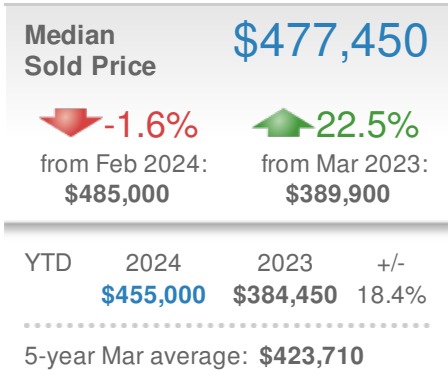
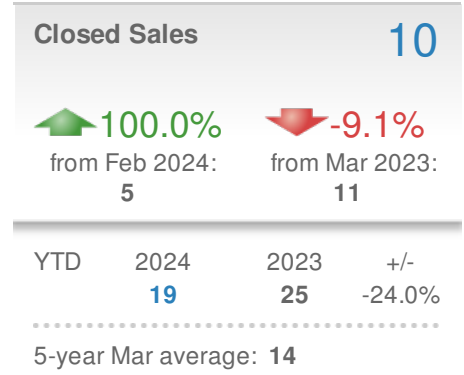
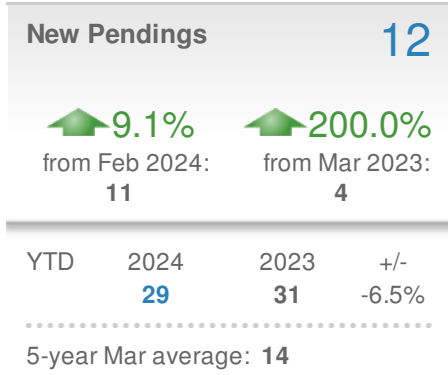
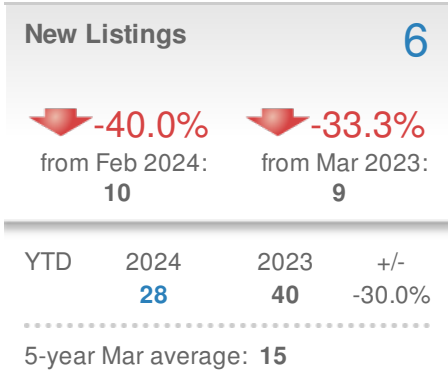
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.29 in February and a decrease from 1.36 in March 2023. The Contract Ratio is 27% lower than the 5-year March average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Kennett Consolidated (Chester, PA) - Attached

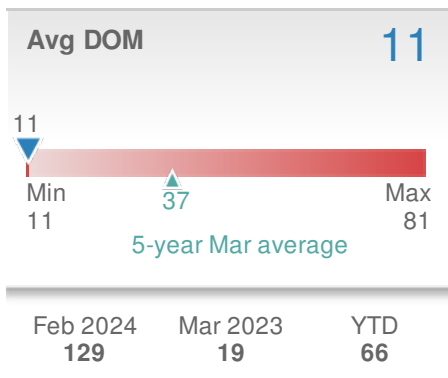
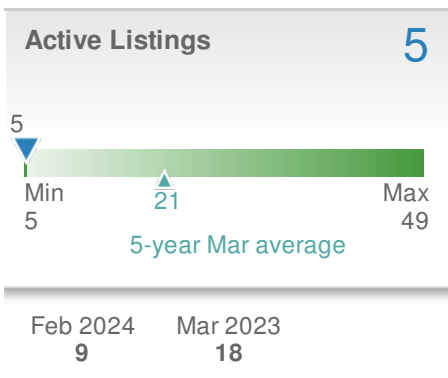
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for March was \$477,450, representing a decrease of 1.6% compared to last month and an increase of 22.5% from Mar 2023. The average days on market for units sold in March was 11 days, 70% below the 5-year March average of 37 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 18; and a 44.4% decrease in supply to 5 active units.

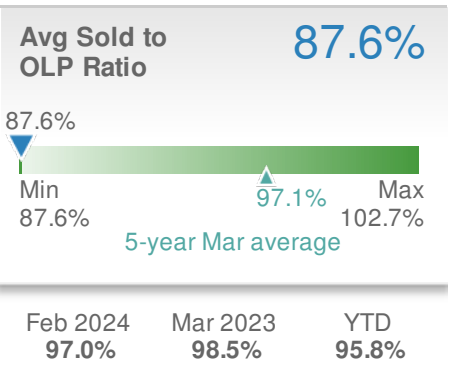
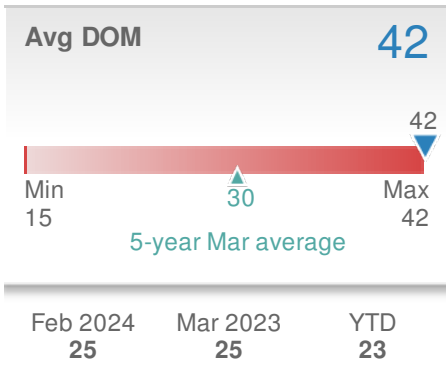
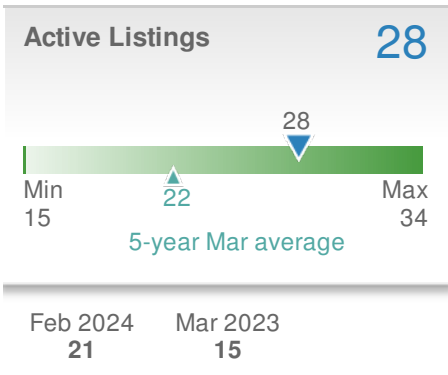
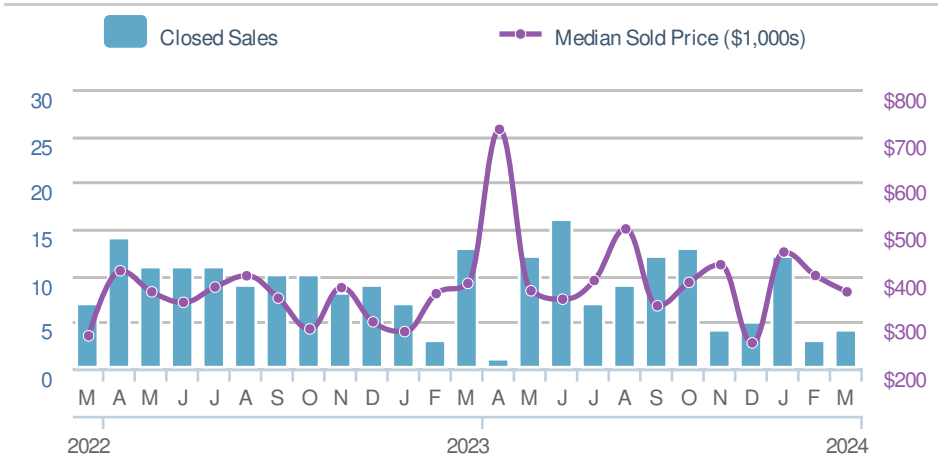
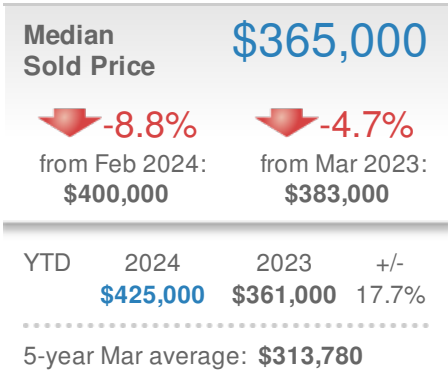
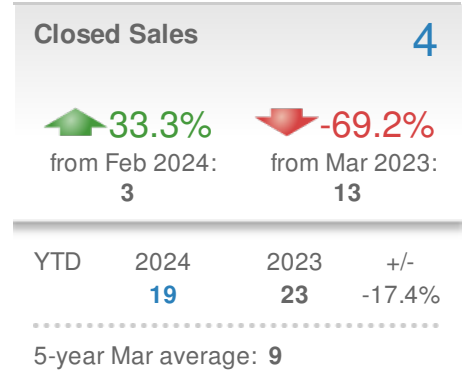
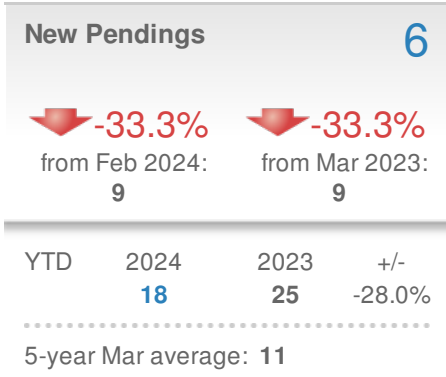
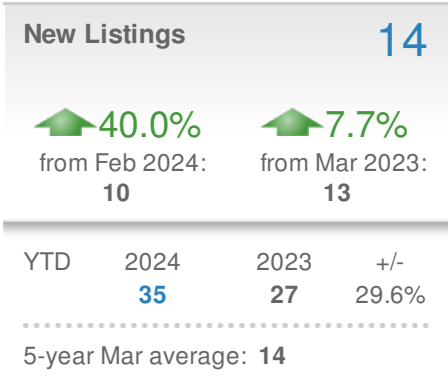
This activity resulted in a Contract Ratio of 3.60 pendings per active listing, up from 1.78 in February and an increase from 2.28 in March 2023. The Contract Ratio is 12% higher than the 5-year March average of 3.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Octorara Area (Chester, PA)

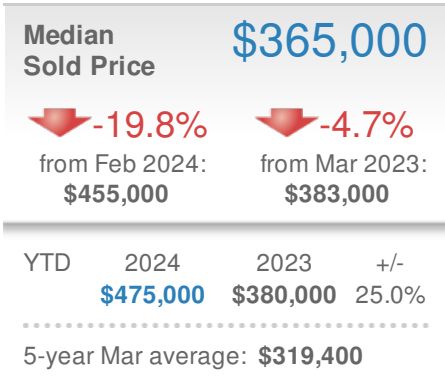
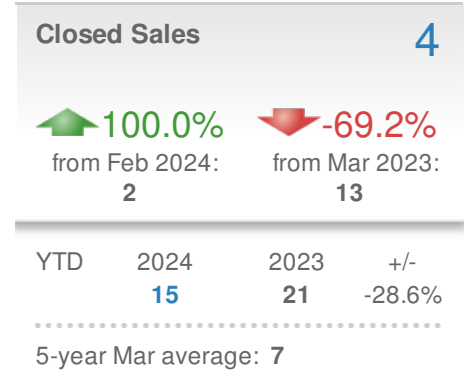
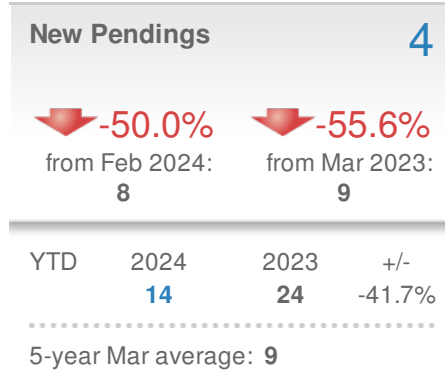
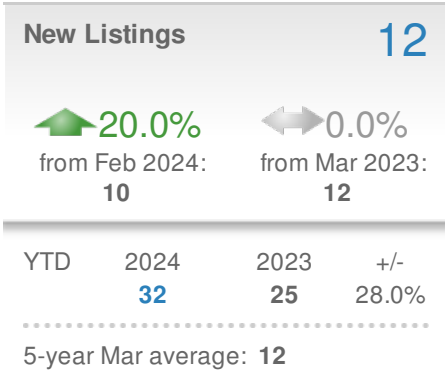
Email: ldavis@tcsr.realtor



**March 2024**

Octorara Area (Chester, PA) - Detached

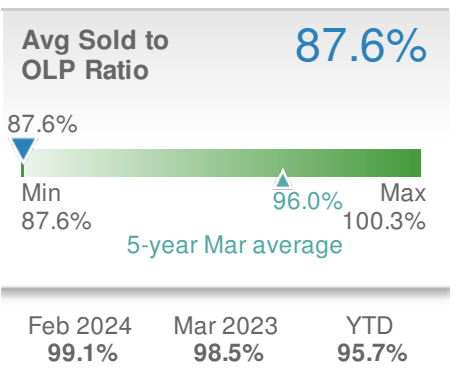
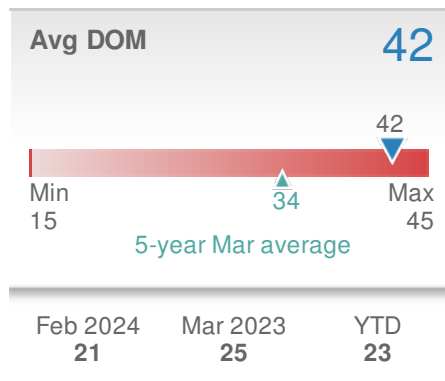
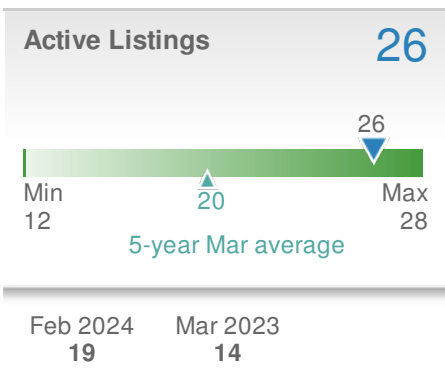
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Octorara Area (Chester, PA), the median sold price for Detached properties for March was \$365,000, representing a decrease of 19.8% compared to last month and a decrease of 4.7% from Mar 2023. The average days on market for units sold in March was 42 days, 22% above the 5-year March average of 34 days. There was a 50% month over month decrease in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 9; and a 36.8% increase in supply to 26 active units.

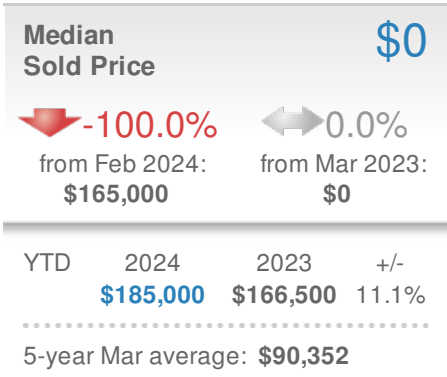
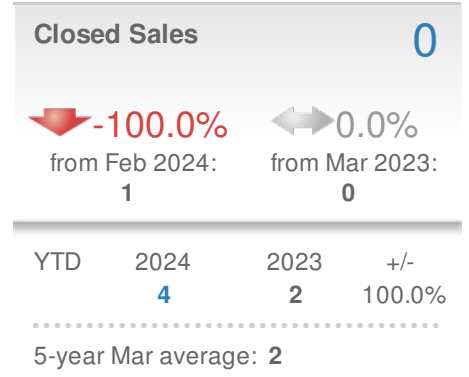
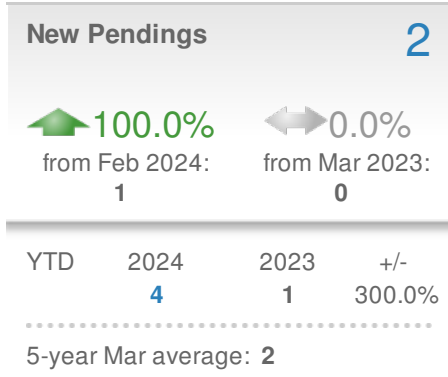
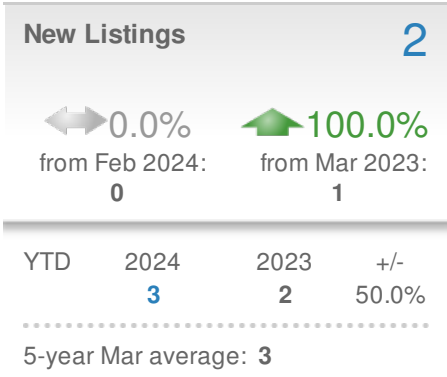
This activity resulted in a Contract Ratio of 0.35 pendings per active listing, down from 0.47 in February and a decrease from 0.71 in March 2023. The Contract Ratio is 67% lower than the 5-year March average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Octorara Area (Chester, PA) - Attached

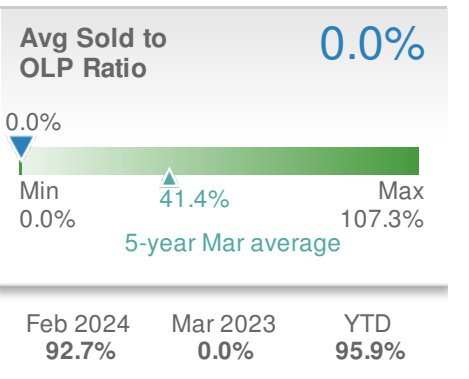
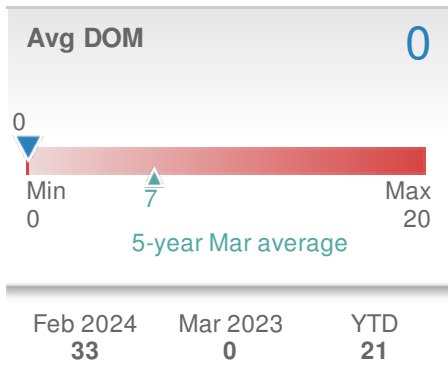
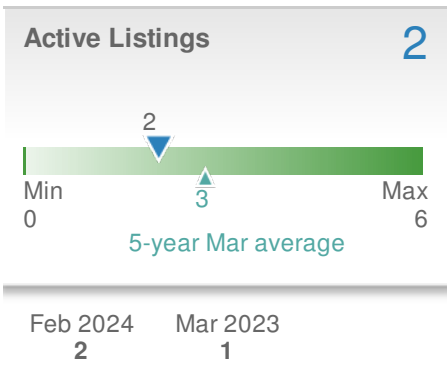
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for March was \$0, representing a decrease of 100% compared to last month and no change from Mar 2023. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 7 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from February) to 3; and no change in supply with 2 active units.

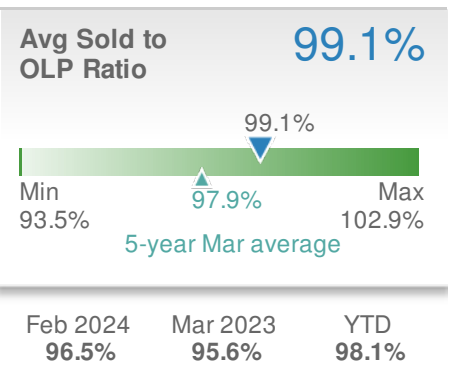
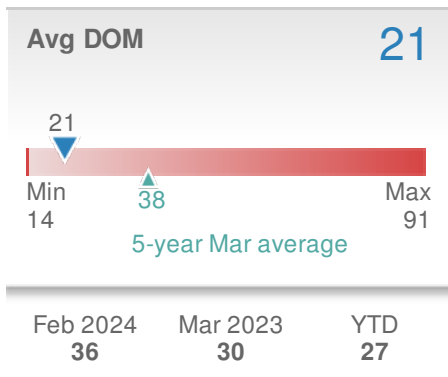
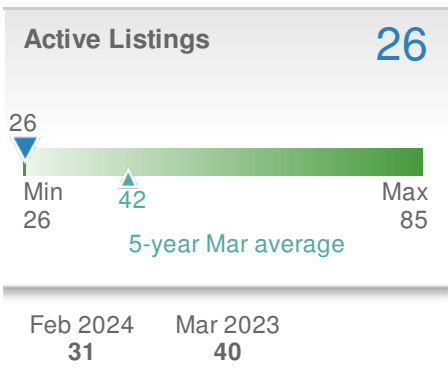
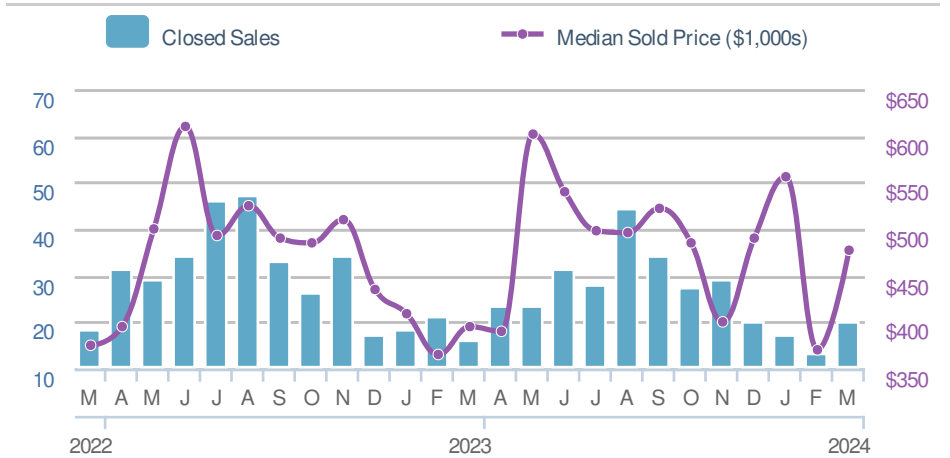
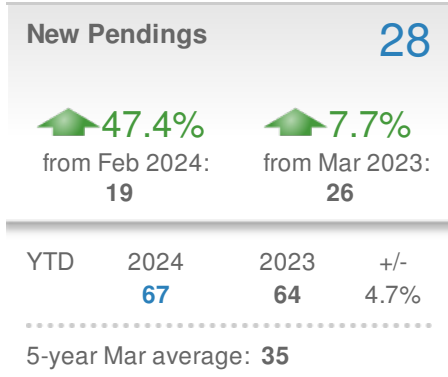
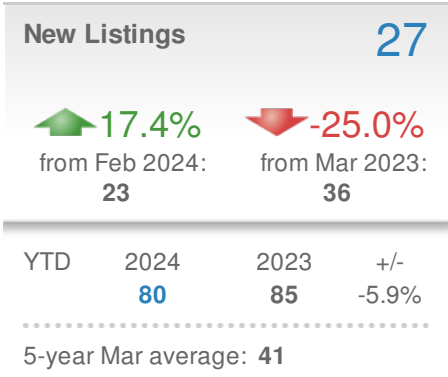
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.50 in February and an increase from 0.00 in March 2023. The Contract Ratio is 104% higher than the 5-year March average of 0.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## March 2024

Owen J Roberts (Chester, PA)

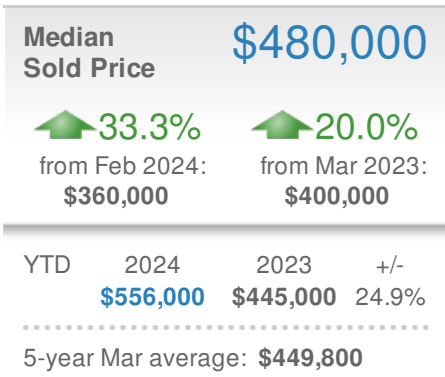
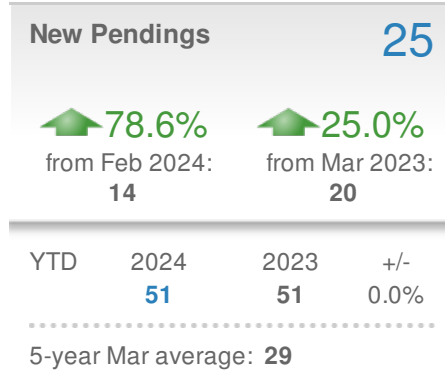
Email: ldavis@tcsr.realtor



**March 2024**

Owen J Roberts (Chester, PA) - Detached

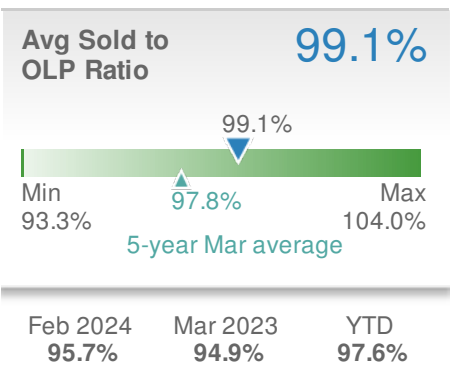
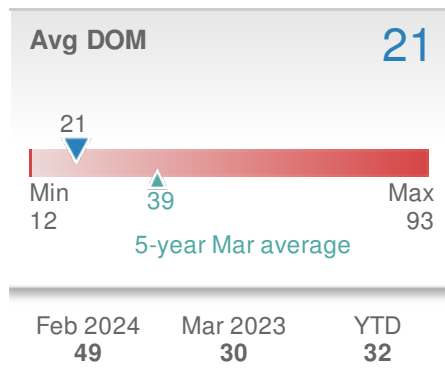
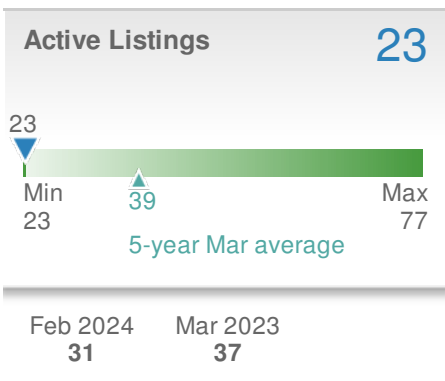
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for March was \$480,000, representing an increase of 33.3% compared to last month and an increase of 20% from Mar 2023. The average days on market for units sold in March was 21 days, 46% below the 5-year March average of 39 days. There was a 78.6% month over month increase in new contract activity with 25 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 33; and a 25.8% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 0.77 in February and an increase from 0.81 in March 2023. The Contract Ratio is 9% higher than the 5-year March average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

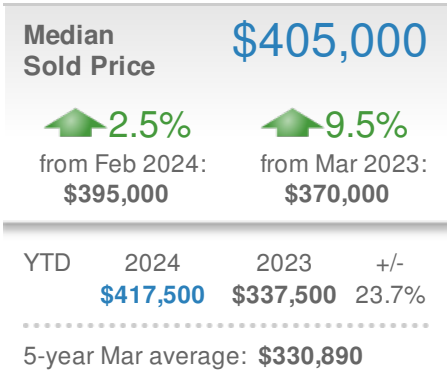
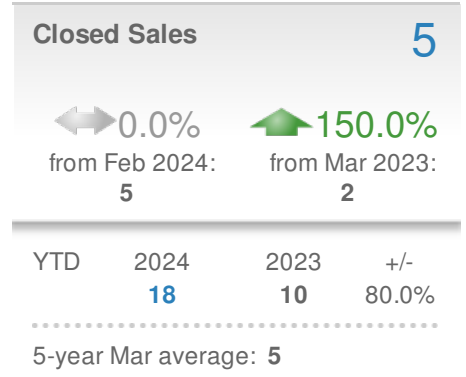
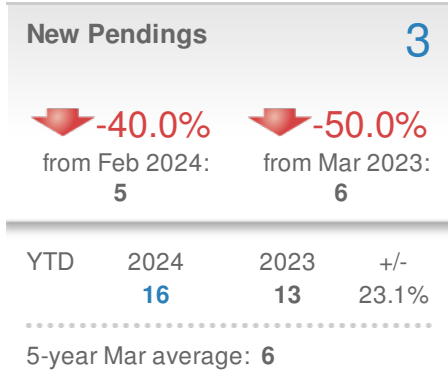
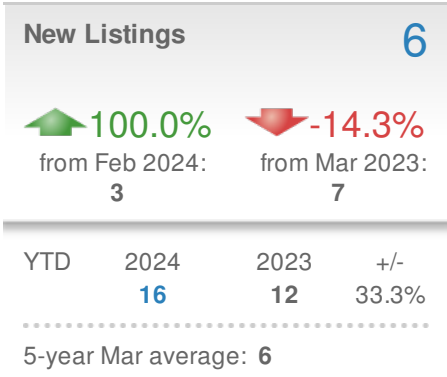




**March 2024**

Owen J Roberts (Chester, PA) - Attached

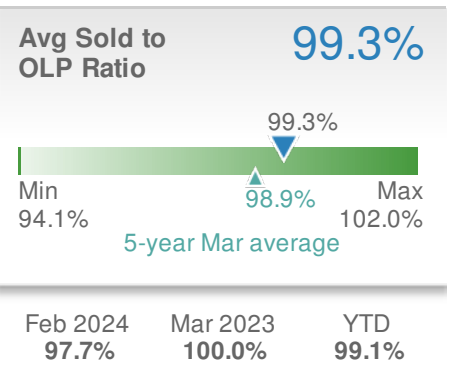
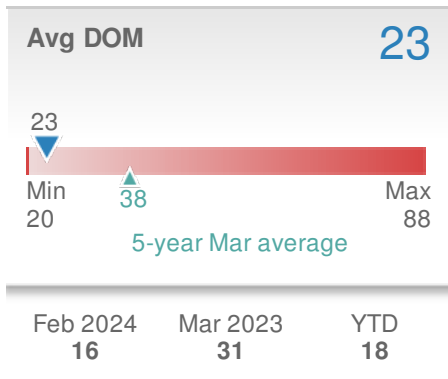
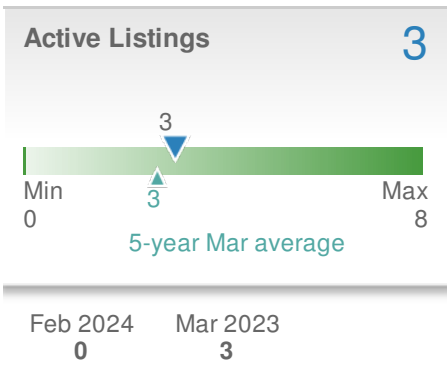
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for March was \$405,000, representing an increase of 2.5% compared to last month and an increase of 9.5% from Mar 2023. The average days on market for units sold in March was 23 days, 40% below the 5-year March average of 38 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 5; and a 0% increase in supply to 3 active units.

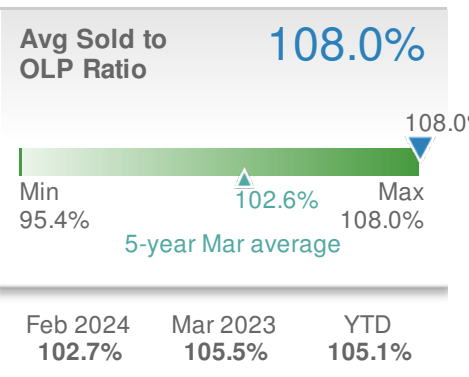
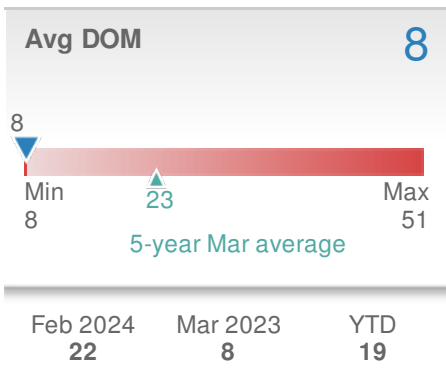
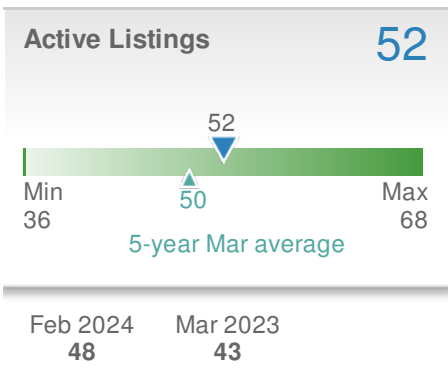
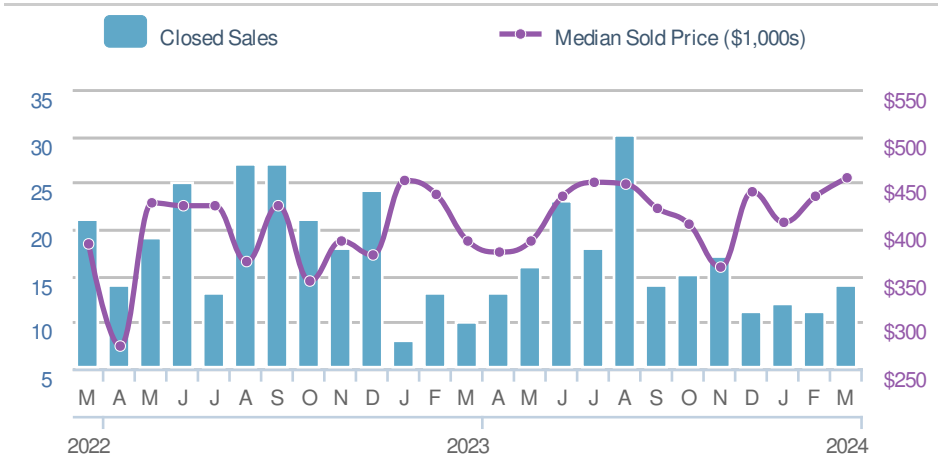
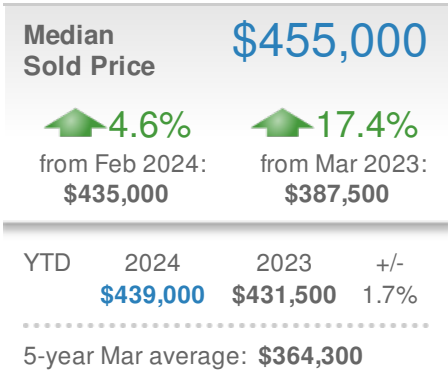
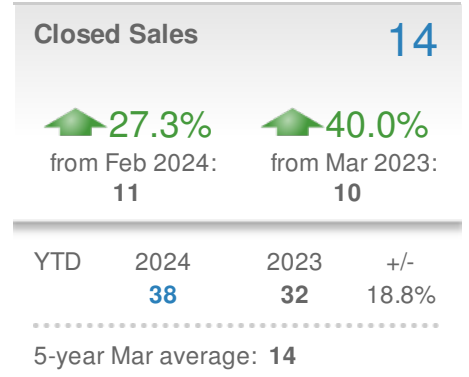
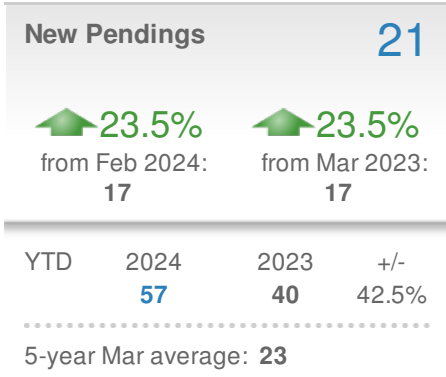
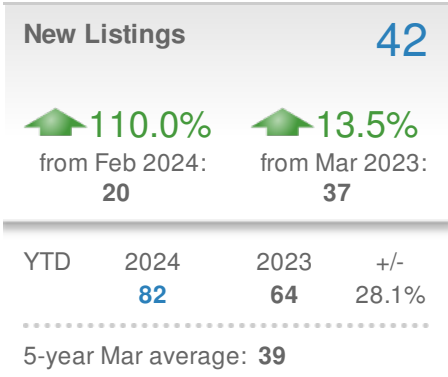
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 0.00 in February and a decrease from 2.33 in March 2023. The Contract Ratio is 48% higher than the 5-year March average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Oxford Area (Chester, PA)

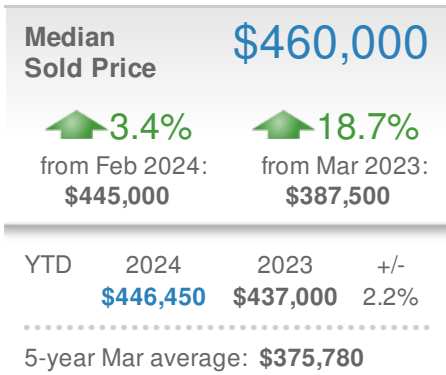
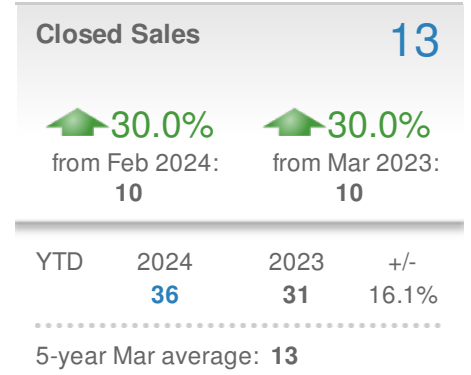
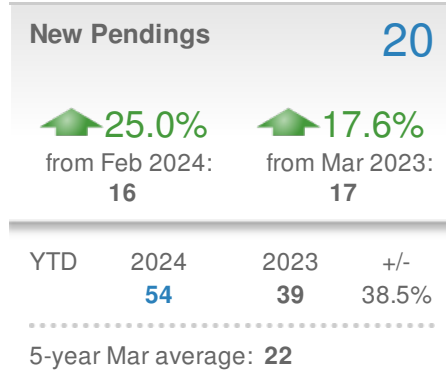
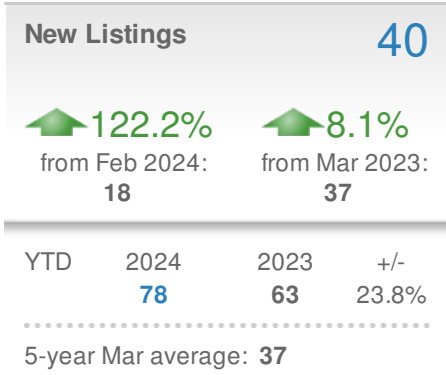
Email: ldavis@tcsr.realtor



**March 2024**

Oxford Area (Chester, PA) - Detached

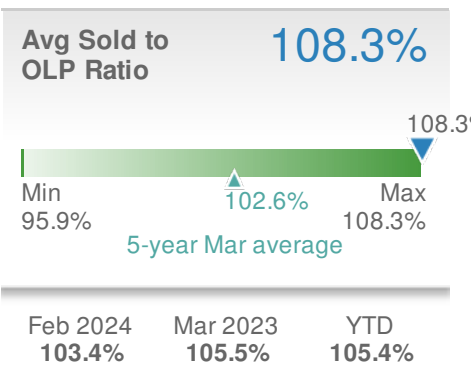
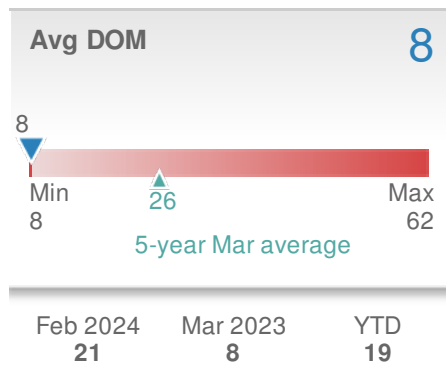
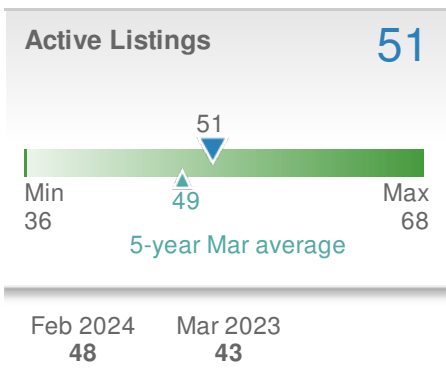
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Oxford Area (Chester, PA), the median sold price for Detached properties for March was \$460,000, representing an increase of 3.4% compared to last month and an increase of 18.7% from Mar 2023. The average days on market for units sold in March was 8 days, 70% below the 5-year March average of 26 days. There was a 25% month over month increase in new contract activity with 20 New Pendings; a 15.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 51; and a 6.3% increase in supply to 51 active units.

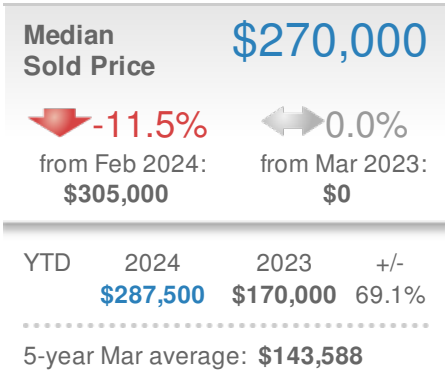
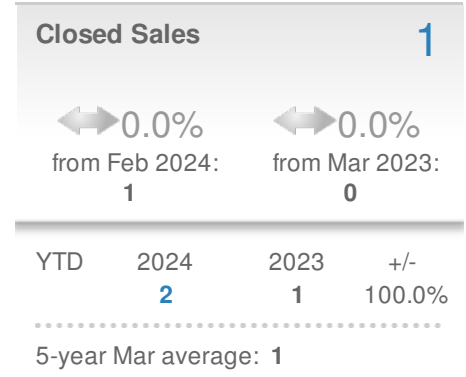
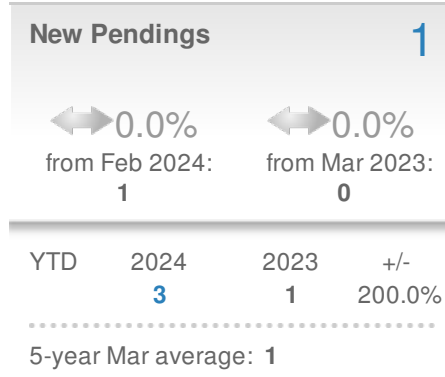
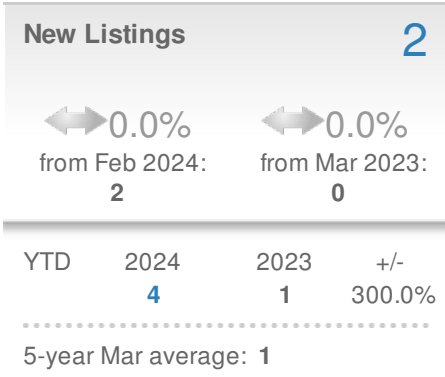
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.92 in February and an increase from 0.58 in March 2023. The Contract Ratio is 2% higher than the 5-year March average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Oxford Area (Chester, PA) - Attached

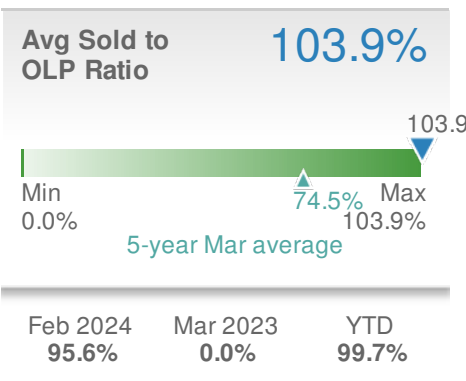
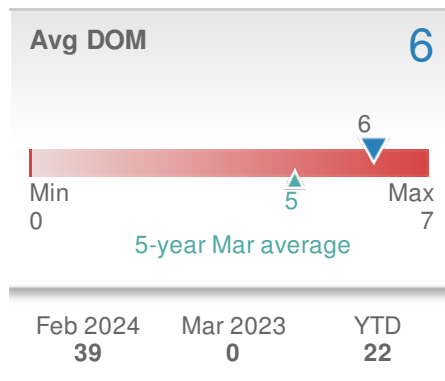
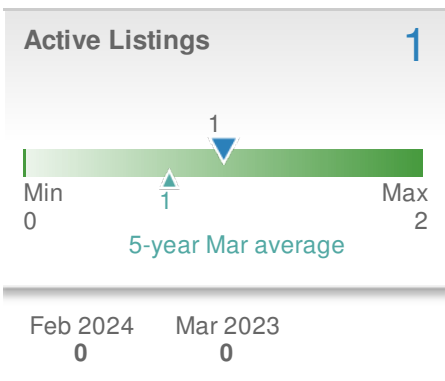
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Oxford Area (Chester, PA), the median sold price for Attached properties for March was \$270,000, representing a decrease of 11.5% compared to last month and an increase of 0% from Mar 2023. The average days on market for units sold in March was 6 days, 26% above the 5-year March average of 5 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 1; and a 0% increase in supply to 1 active units.

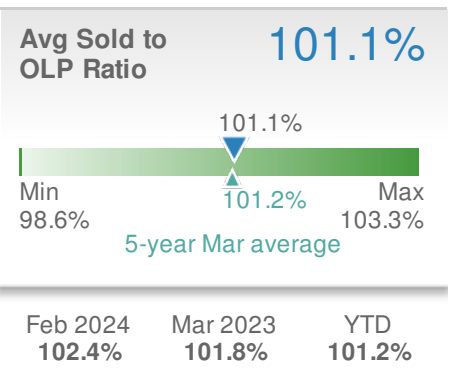
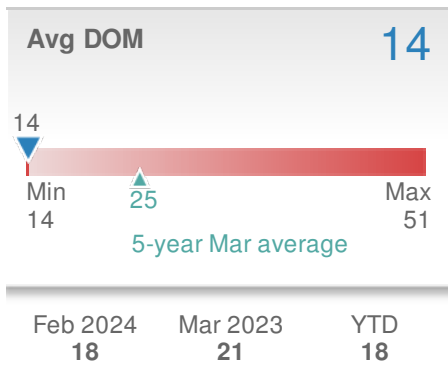
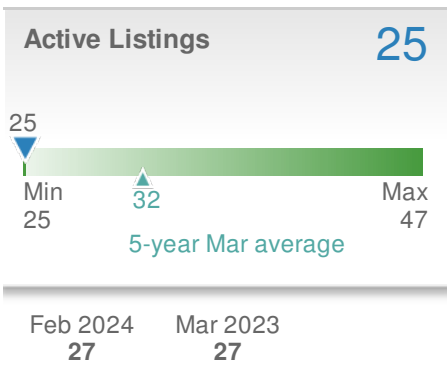
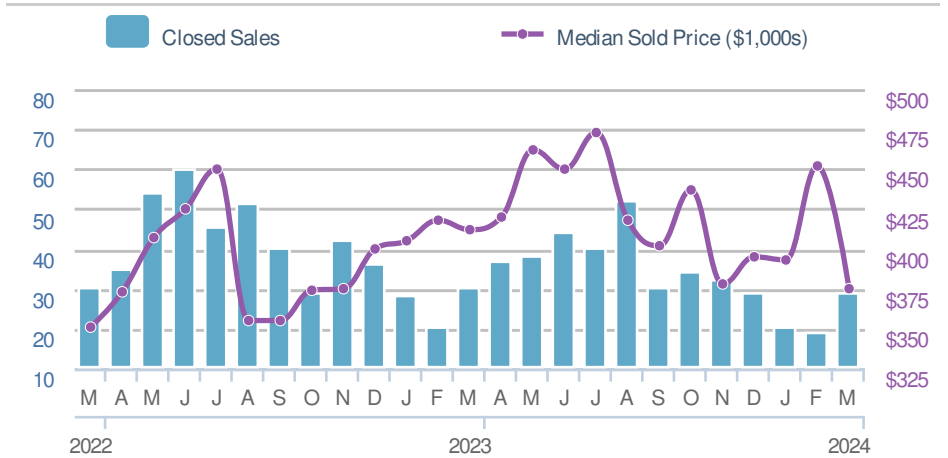
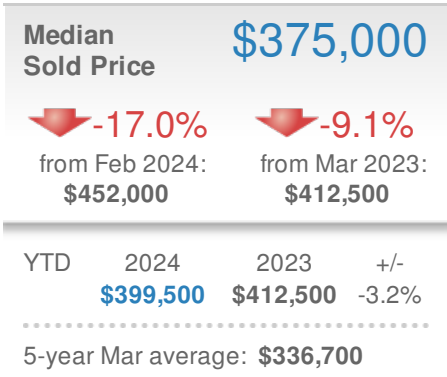
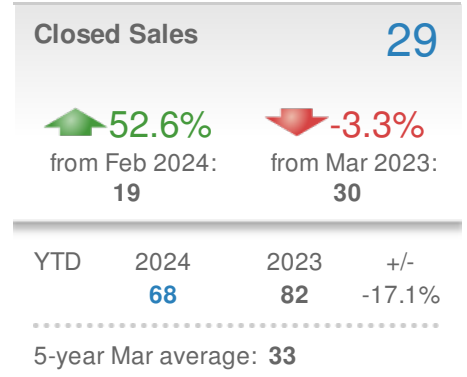
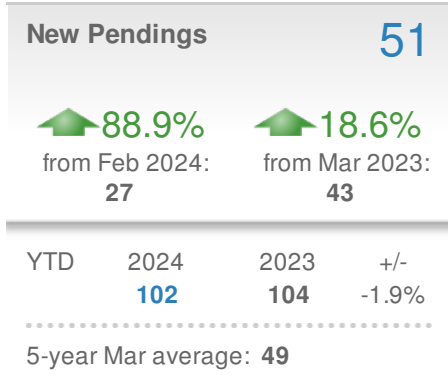
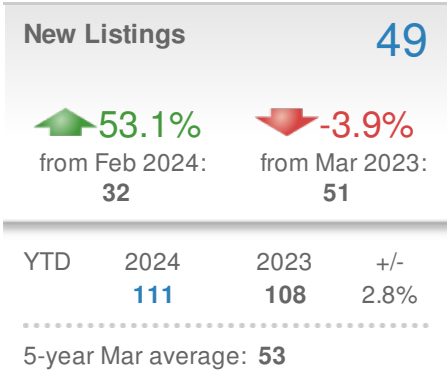
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in February and an increase from 0.00 in March 2023. The Contract Ratio is 100% higher than the 5-year March average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## March 2024

Phoenixville Area (Chester, PA)

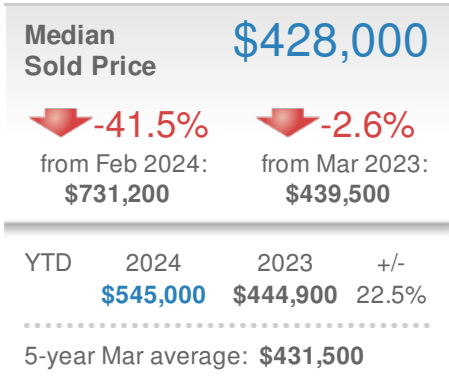
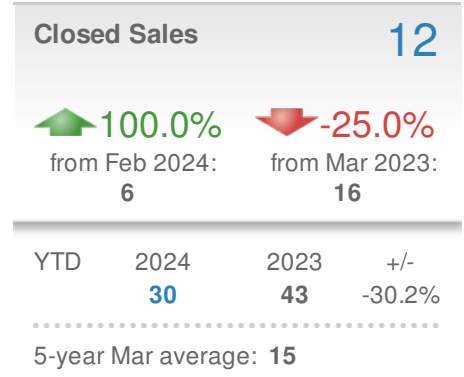
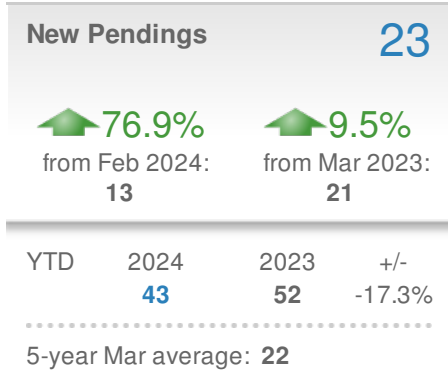
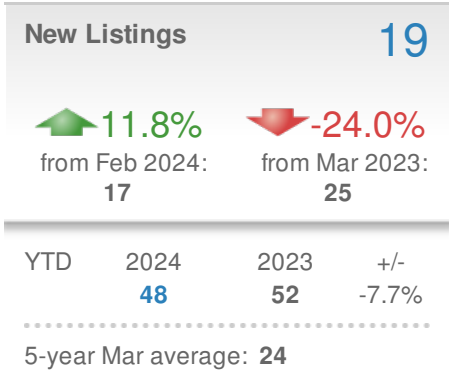
Email: ldavis@tcsr.realtor



**March 2024**

Phoenixville Area (Chester, PA) - Detached

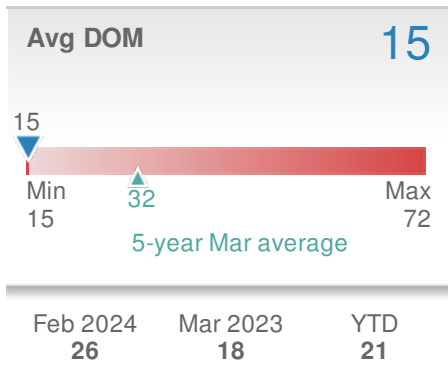
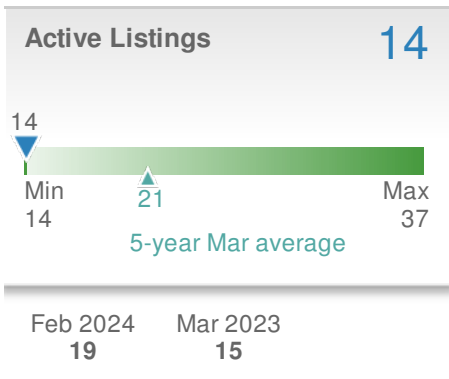
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for March was \$428,000, representing a decrease of 41.5% compared to last month and a decrease of 2.6% from Mar 2023. The average days on market for units sold in March was 15 days, 53% below the 5-year March average of 32 days. There was a 76.9% month over month increase in new contract activity with 23 New Pendings; a 42.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 27; and a 26.3% decrease in supply to 14 active units.

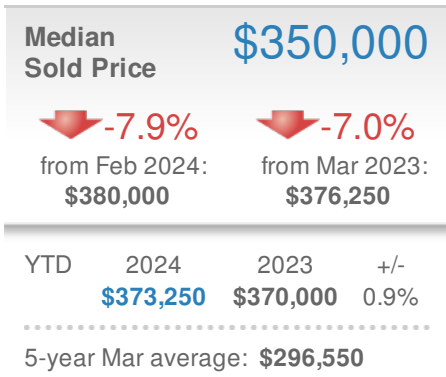
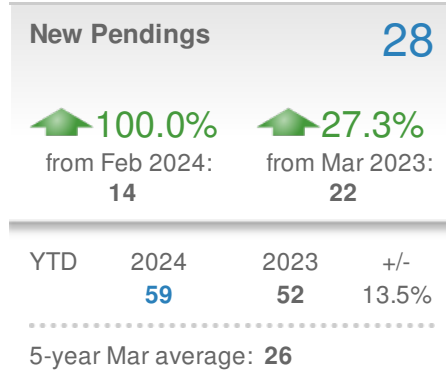
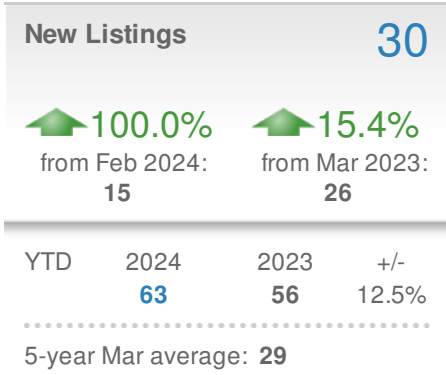
This activity resulted in a Contract Ratio of 1.93 pendings per active listing, up from 1.00 in February and no change from March 2023. The Contract Ratio is 24% higher than the 5-year March average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Phoenixville Area (Chester, PA) - Attached

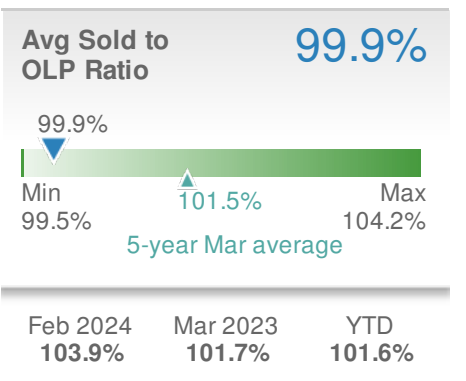
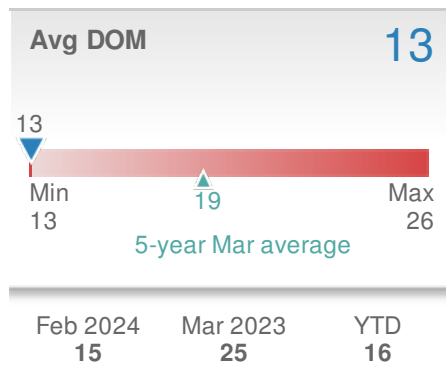
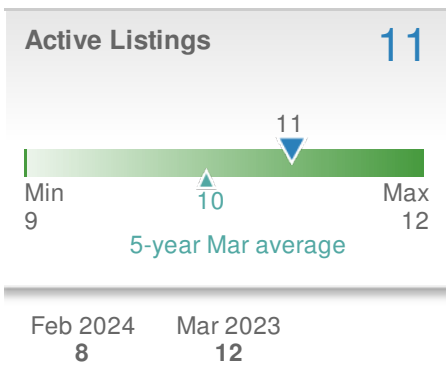
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for March was \$350,000, representing a decrease of 7.9% compared to last month and a decrease of 7% from Mar 2023. The average days on market for units sold in March was 13 days, 31% below the 5-year March average of 19 days. There was a 100% month over month increase in new contract activity with 28 New Pendings; a 57.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 30; and a 37.5% increase in supply to 11 active units.

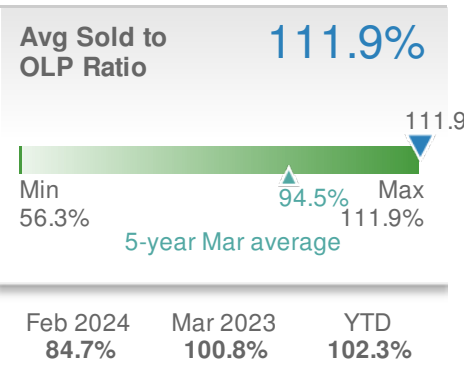
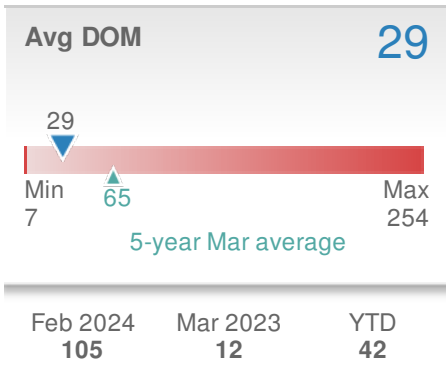
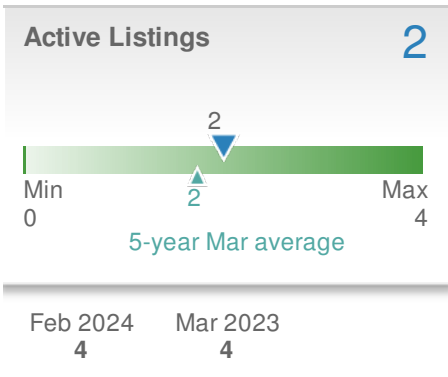
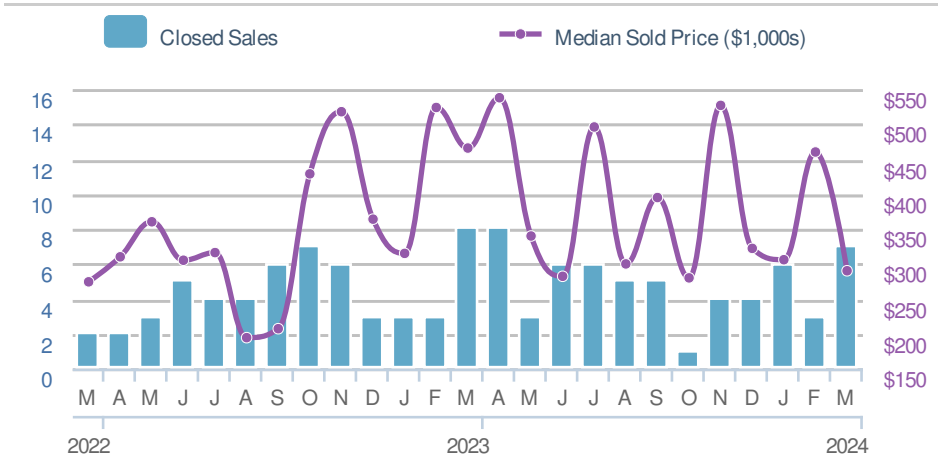
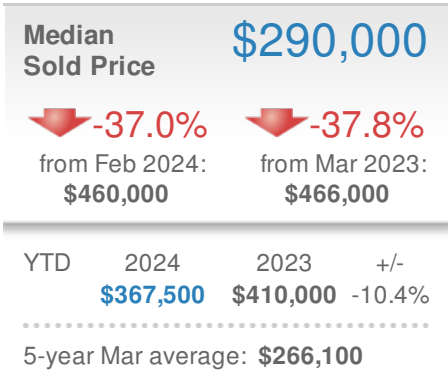
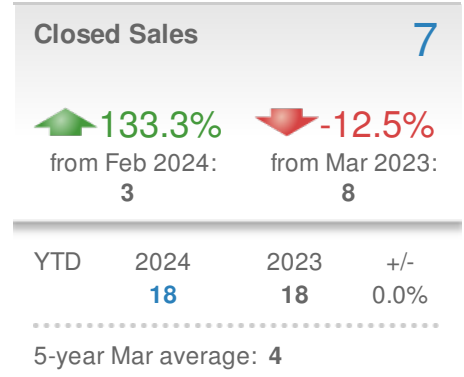
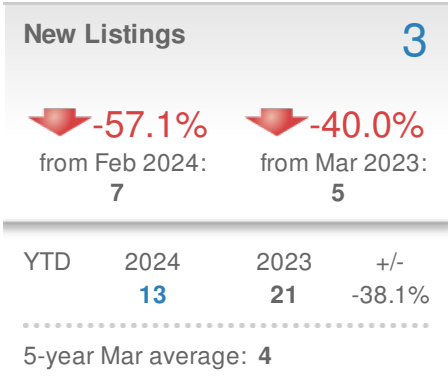
This activity resulted in a Contract Ratio of 2.73 pendings per active listing, up from 2.38 in February and an increase from 2.58 in March 2023. The Contract Ratio is 18% lower than the 5-year March average of 3.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Spring-Ford Area (Chester, PA)

Email: ldavis@tcsr.realtor

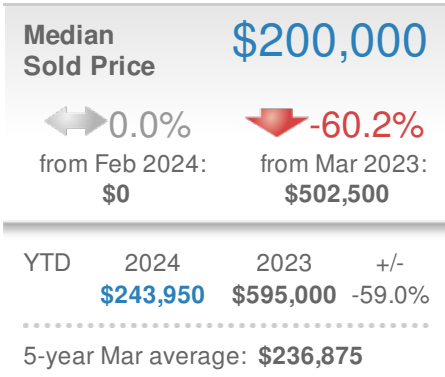
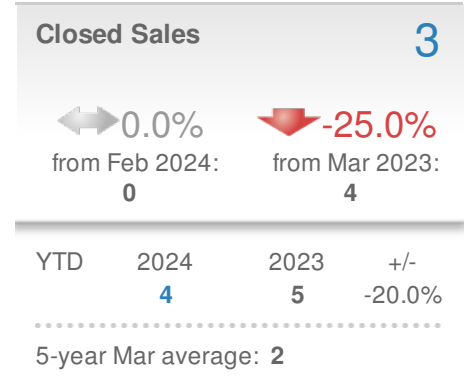
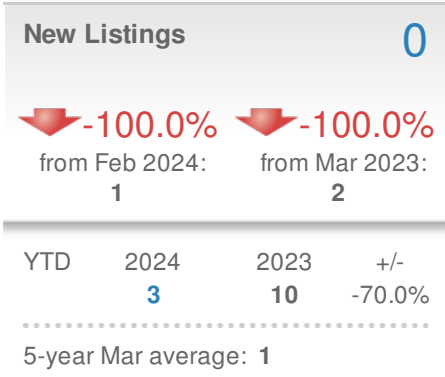




**March 2024**

Spring-Ford Area (Chester, PA) - Detached

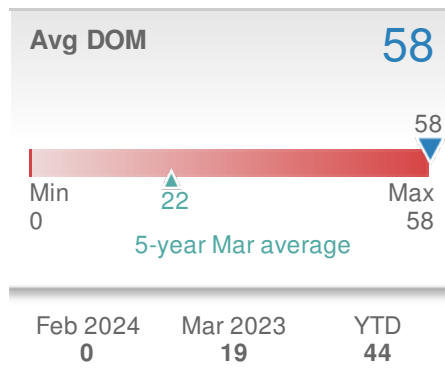
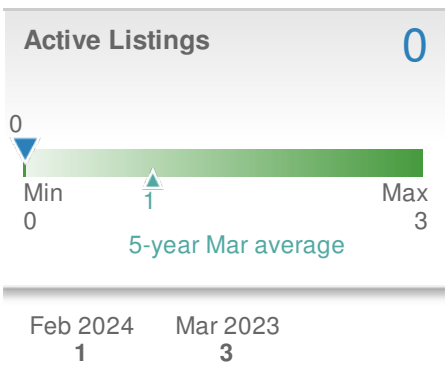
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for March was \$200,000, representing an increase of 0% compared to last month and a decrease of 60.2% from Mar 2023. The average days on market for units sold in March was 58 days, 170% above the 5-year March average of 22 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 1; and a 100% decrease in supply to 0 active units.

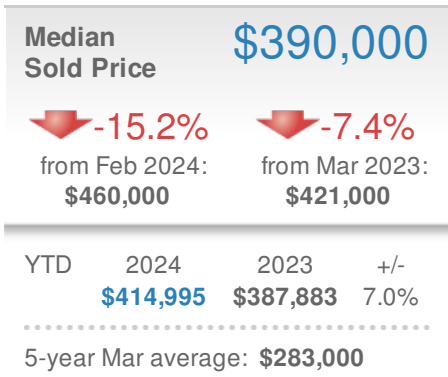
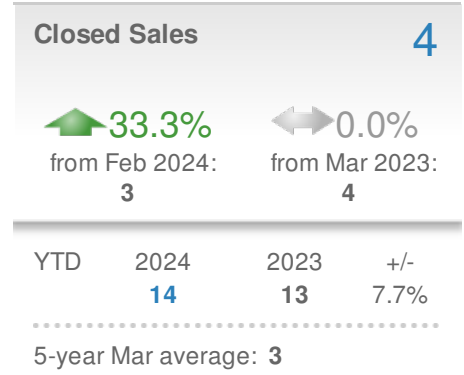
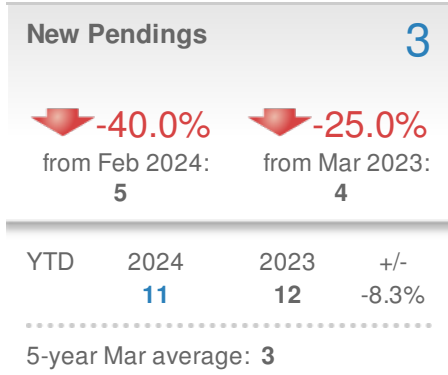
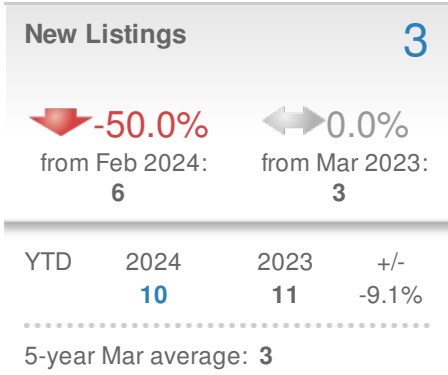
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.00 in February and a decrease from 1.33 in March 2023. The Contract Ratio is 100% lower than the 5-year March average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Spring-Ford Area (Chester, PA) - Attached

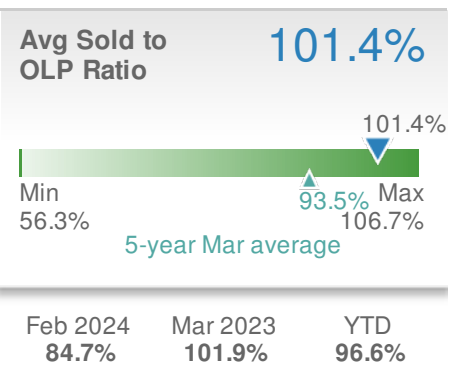
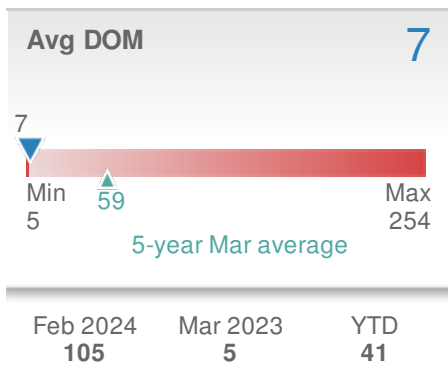
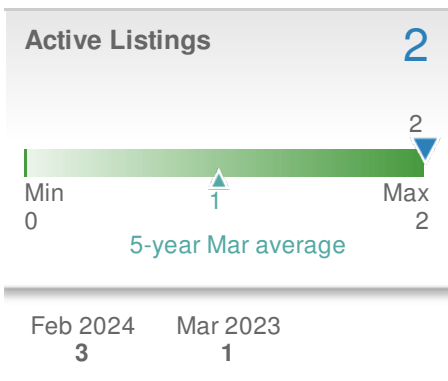
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for March was \$390,000, representing a decrease of 15.2% compared to last month and a decrease of 7.4% from Mar 2023. The average days on market for units sold in March was 7 days, 88% below the 5-year March average of 59 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 3; and a 33.3% decrease in supply to 2 active units.

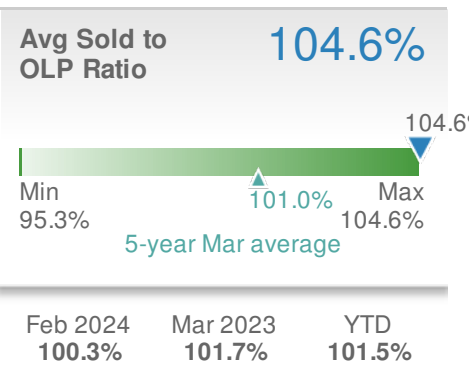
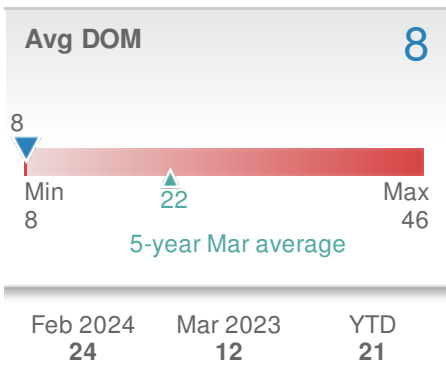
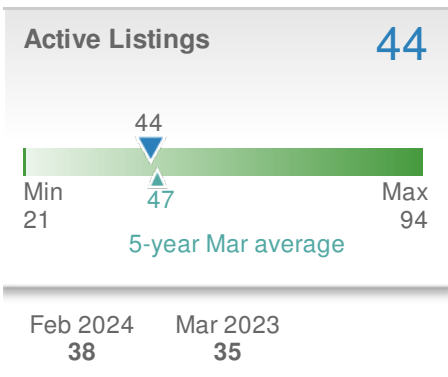
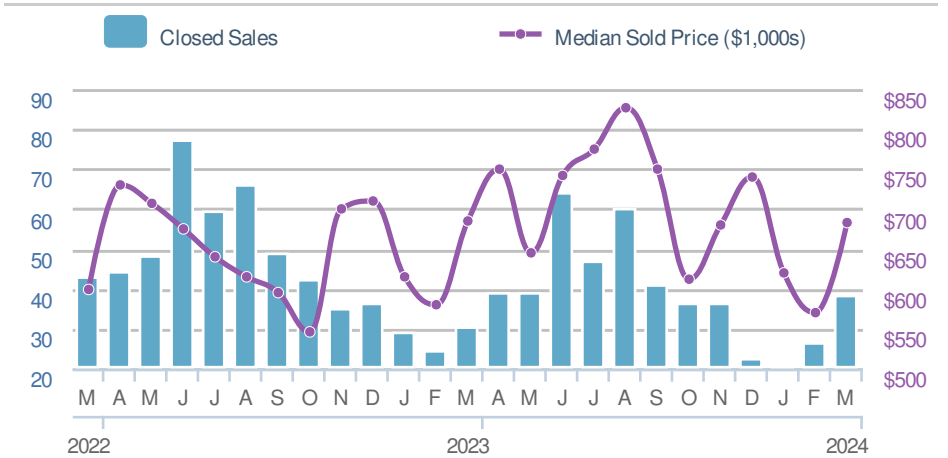
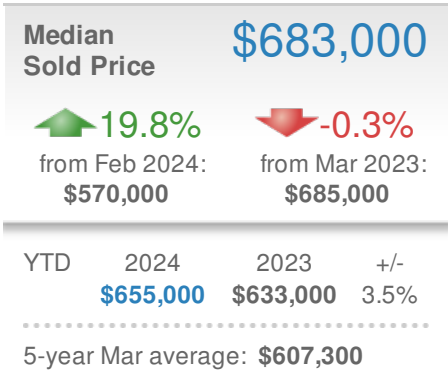
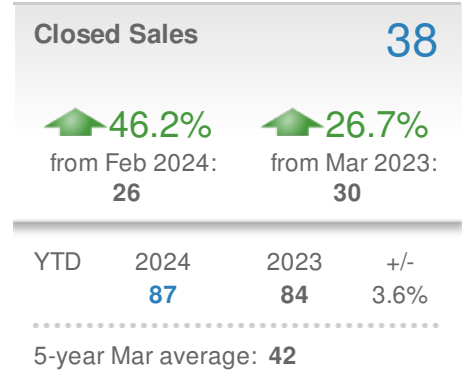
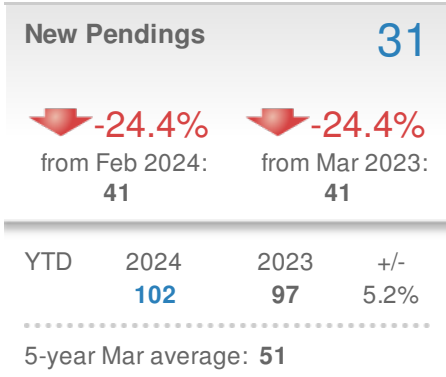
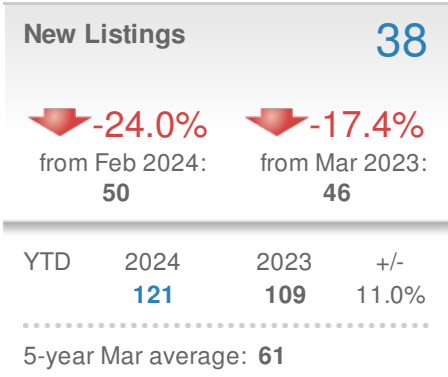
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.67 in February and a decrease from 4.00 in March 2023. The Contract Ratio is 6% lower than the 5-year March average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# March 2024

## Tredyffrin-Easttown (Chester, PA)

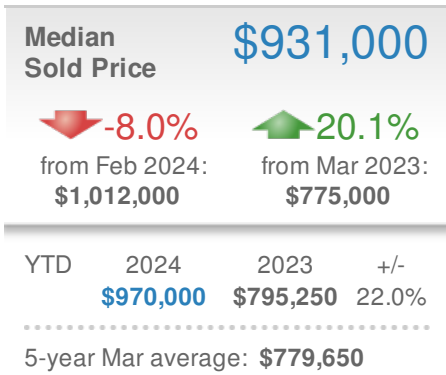
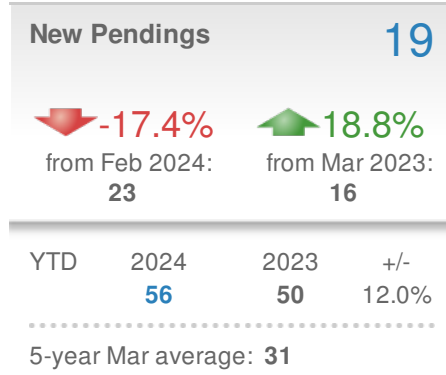
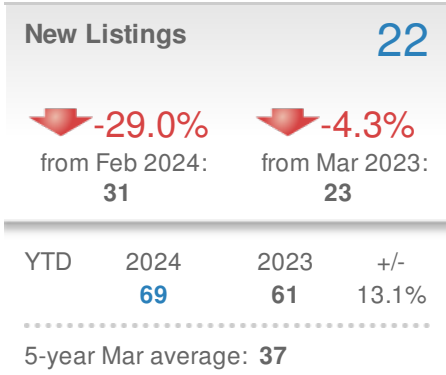
Email: ldavis@tcsr.realtor



**March 2024**

Tredyffrin-Easttown (Chester, PA) - Detached

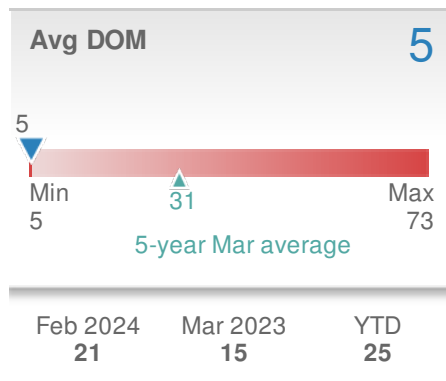
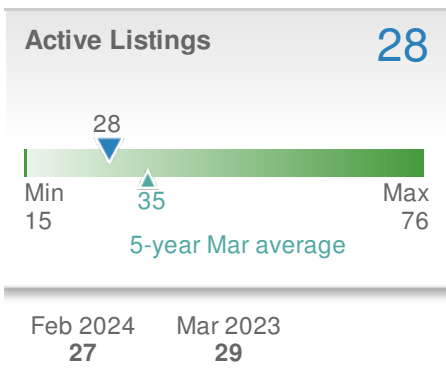
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for March was \$931,000, representing a decrease of 8% compared to last month and an increase of 20.1% from Mar 2023. The average days on market for units sold in March was 5 days, 84% below the 5-year March average of 31 days. There was a 17.4% month over month decrease in new contract activity with 19 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 36; and a 3.7% increase in supply to 28 active units.

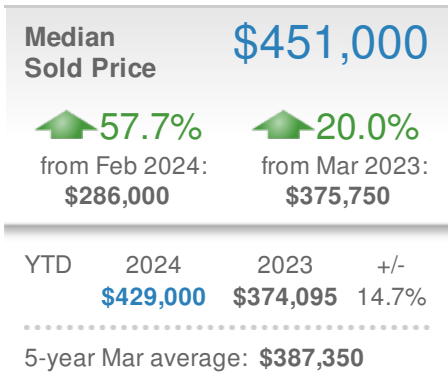
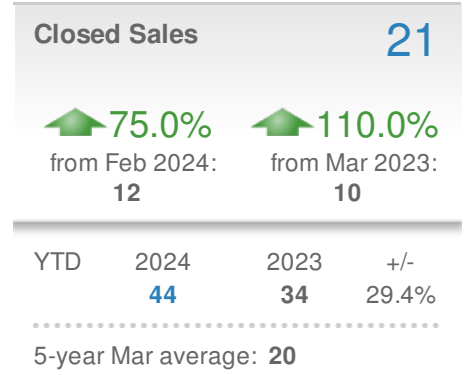
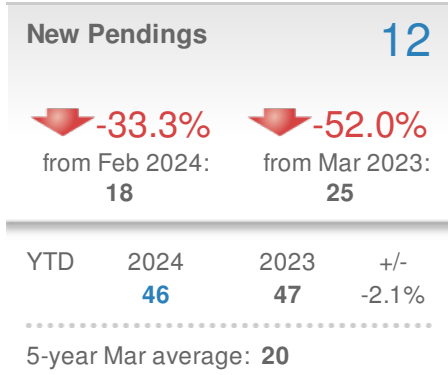
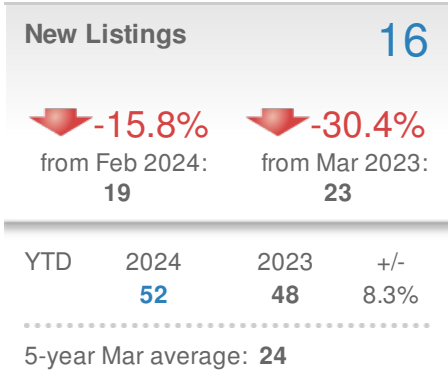
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.26 in February and an increase from 1.03 in March 2023. The Contract Ratio is 45% lower than the 5-year March average of 2.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Tredyffrin-Easttown (Chester, PA) - Attached

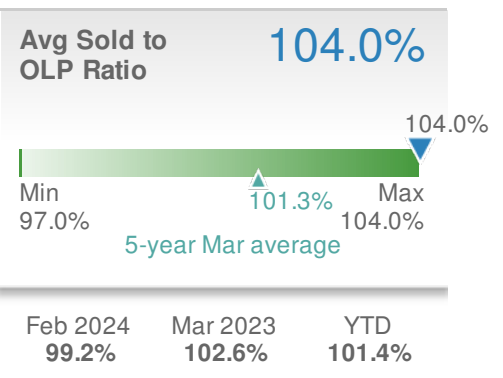
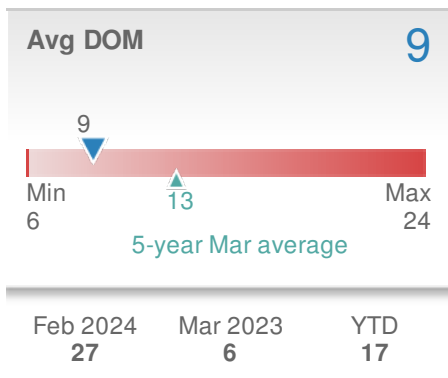
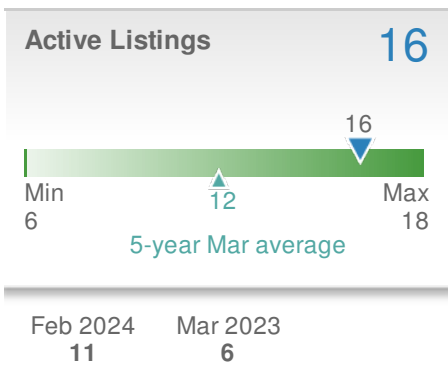
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for March was \$451,000, representing an increase of 57.7% compared to last month and an increase of 20% from Mar 2023. The average days on market for units sold in March was 9 days, 31% below the 5-year March average of 13 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 37.5% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 15; and a 45.5% increase in supply to 16 active units.

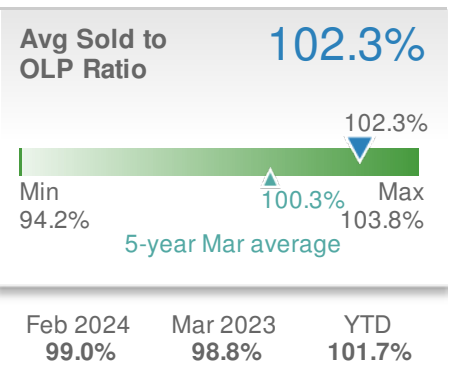
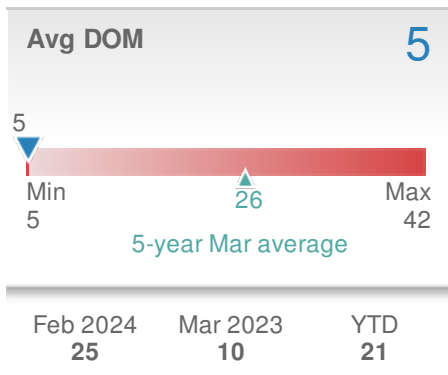
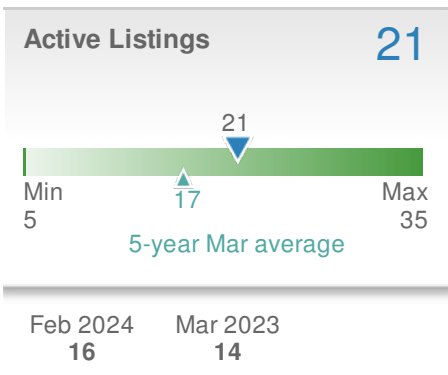
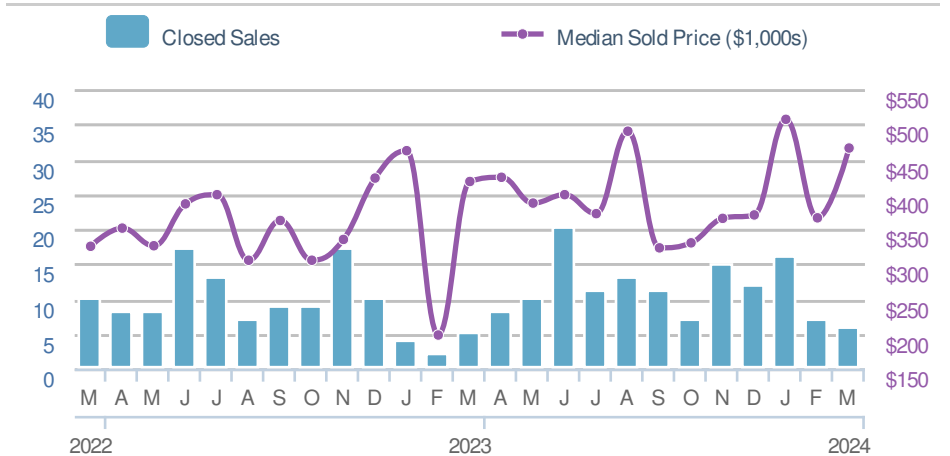
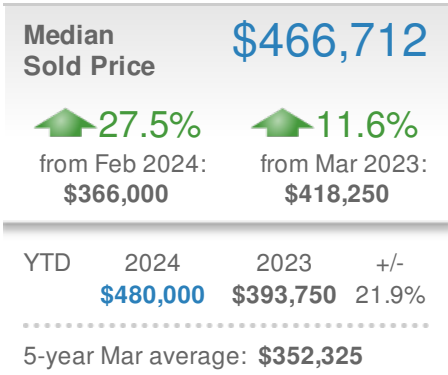
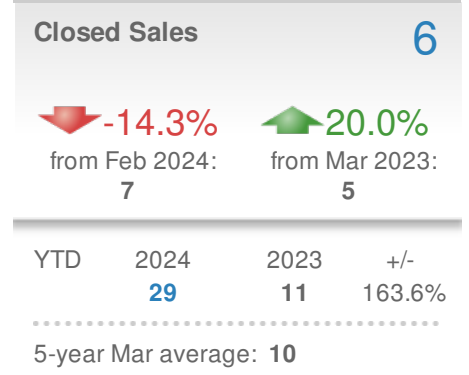
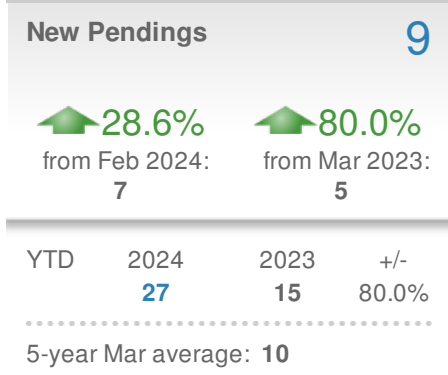
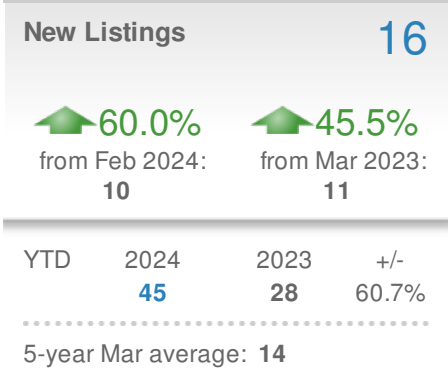
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 2.18 in February and a decrease from 4.50 in March 2023. The Contract Ratio is 67% lower than the 5-year March average of 2.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Twin Valley (Chester, PA)

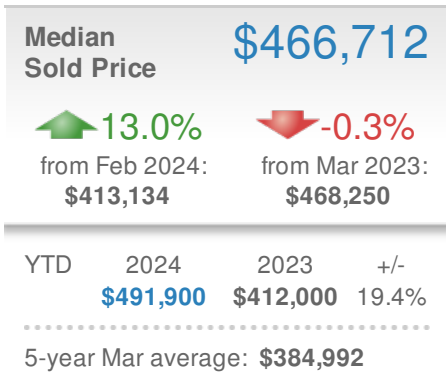
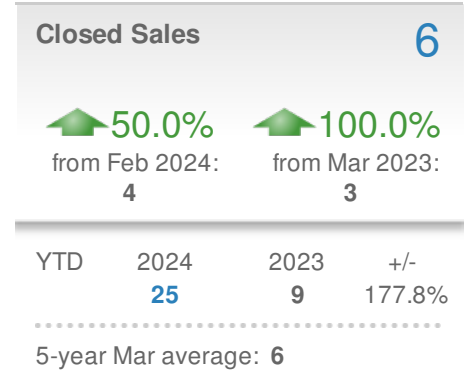
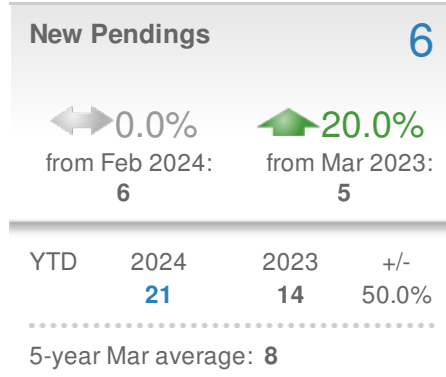
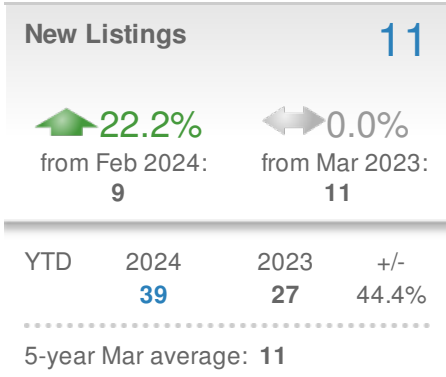
Email: ldavis@tcsr.realtor



**March 2024**

Twin Valley (Chester, PA) - Detached

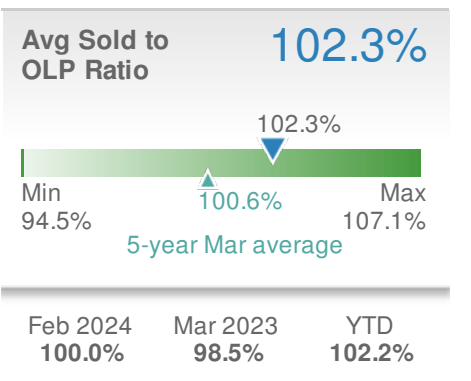
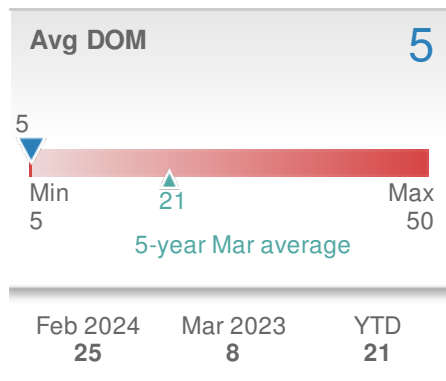
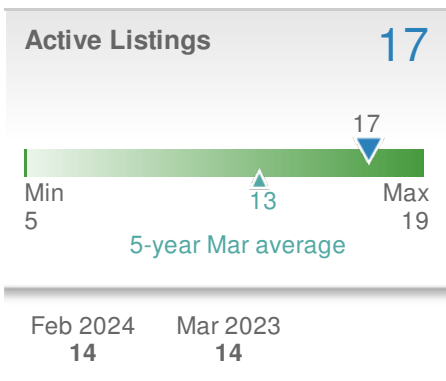
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Twin Valley (Chester, PA), the median sold price for Detached properties for March was \$466,712, representing an increase of 13% compared to last month and a decrease of 0.3% from Mar 2023. The average days on market for units sold in March was 5 days, 76% below the 5-year March average of 21 days. There was no month over month change in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 36; and a 21.4% increase in supply to 17 active units.

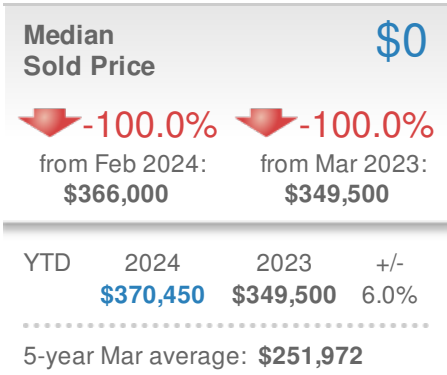
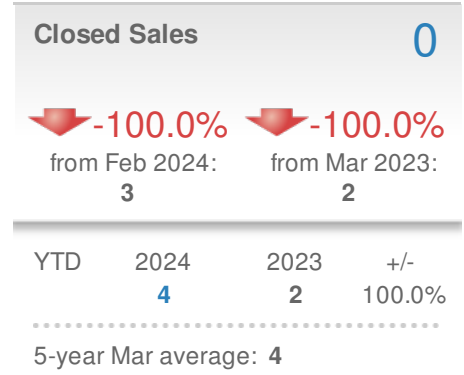
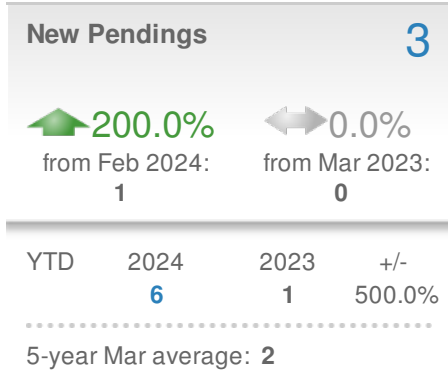
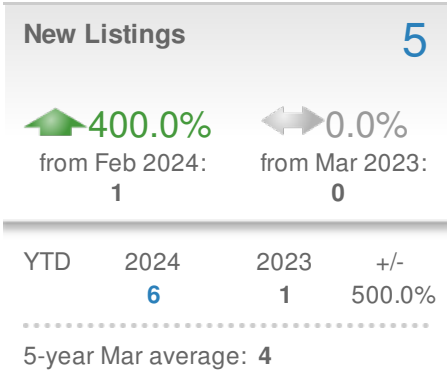
This activity resulted in a Contract Ratio of 2.12 pendings per active listing, down from 2.57 in February and an increase from 1.00 in March 2023. The Contract Ratio is 20% higher than the 5-year March average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Twin Valley (Chester, PA) - Attached

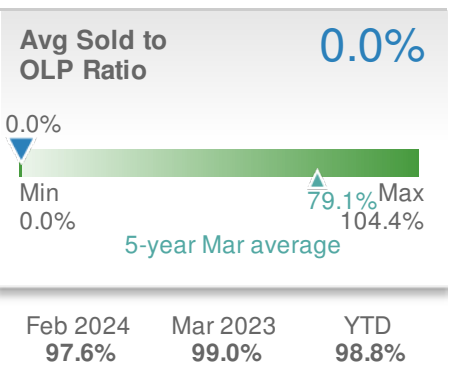
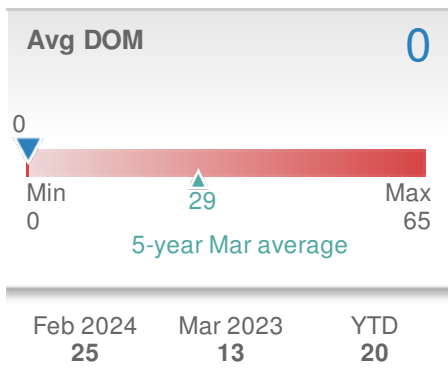
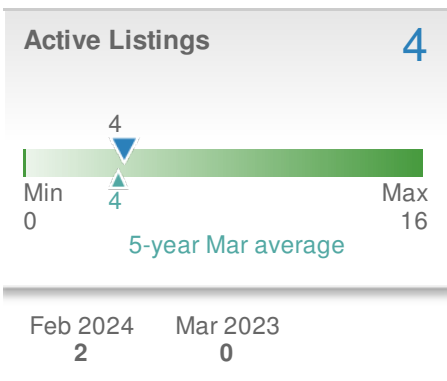
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Twin Valley (Chester, PA), the median sold price for Attached properties for March was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Mar 2023. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 29 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from February) to 4; and a 100% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.50 in February and an increase from 0.00 in March 2023. The Contract Ratio is 150% higher than the 5-year March average of 0.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

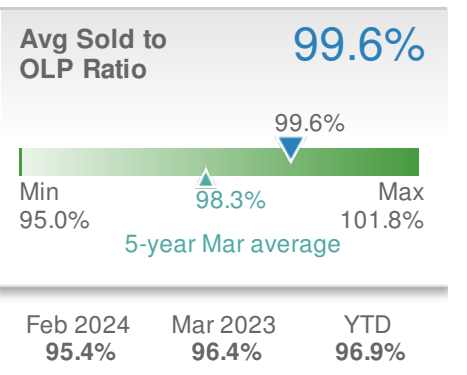
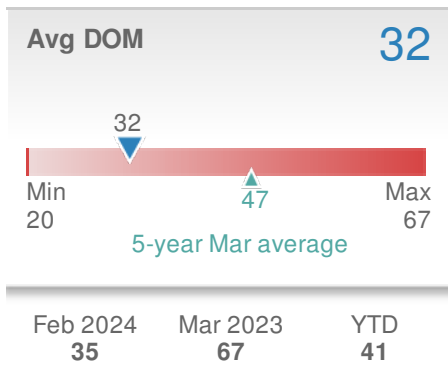
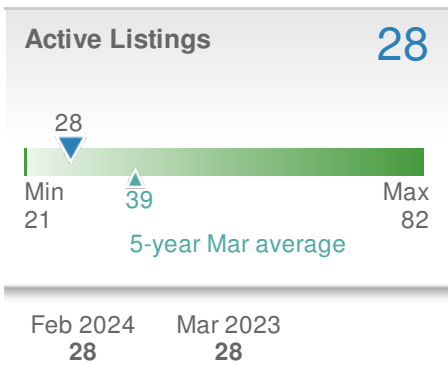
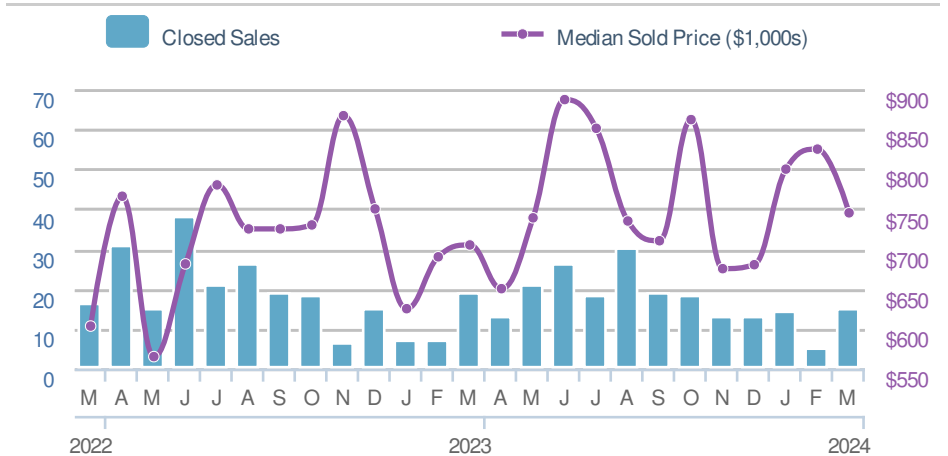
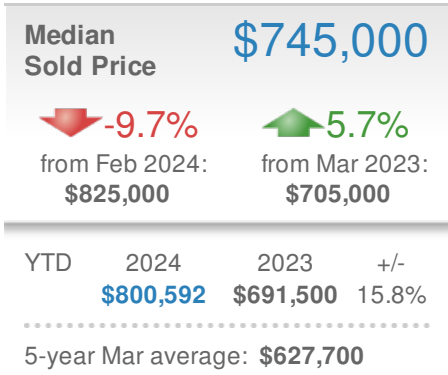
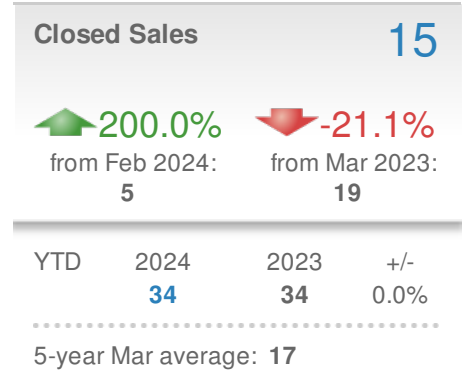
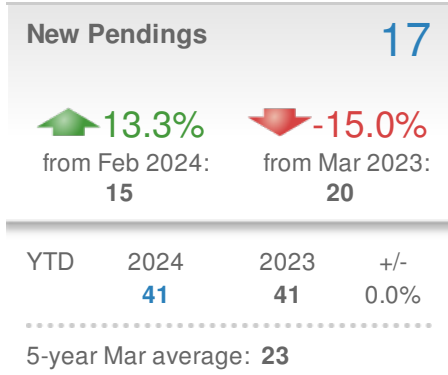
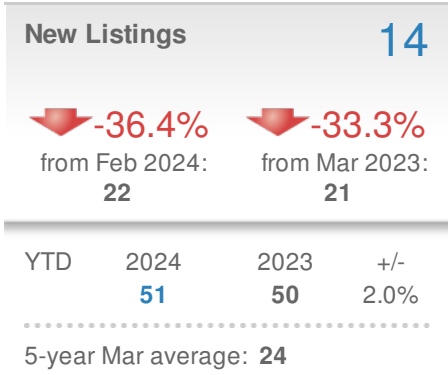




## March 2024

Unionville-Chadds Ford (Chester, PA)

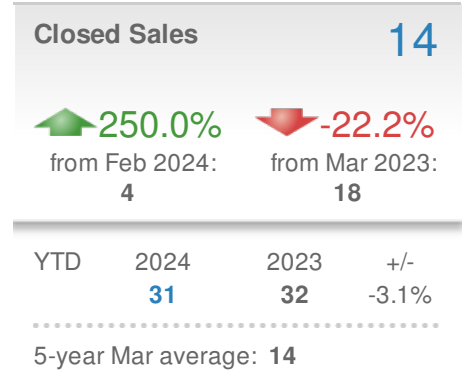
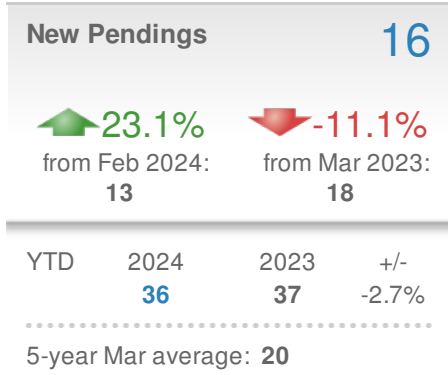
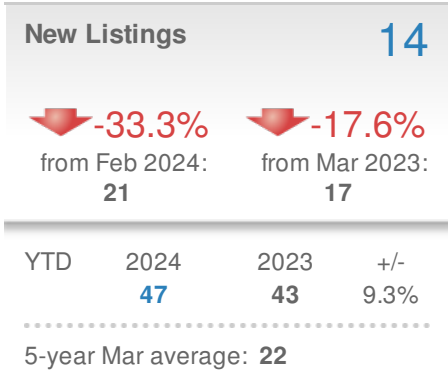
Email: ldavis@tcsr.realtor



**March 2024**

Unionville-Chadds Ford (Chester, PA) - Detached

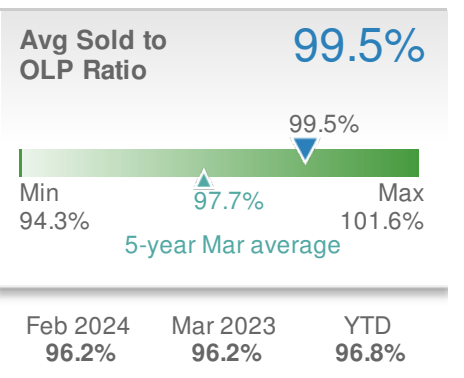
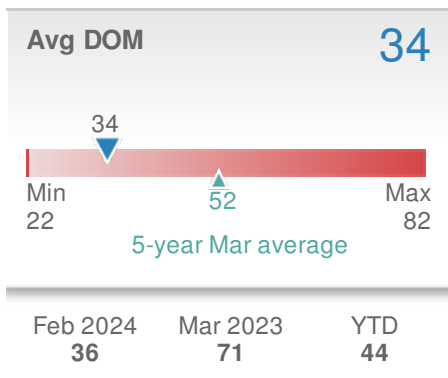
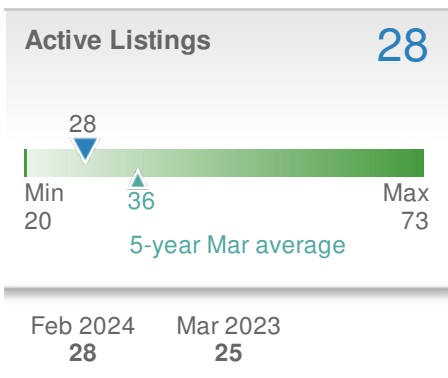
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for March was \$790,000, representing an increase of 2.6% compared to last month and an increase of 11.7% from Mar 2023. The average days on market for units sold in March was 34 days, 34% below the 5-year March average of 52 days. There was a 23.1% month over month increase in new contract activity with 16 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 22; and no change in supply with 28 active units.

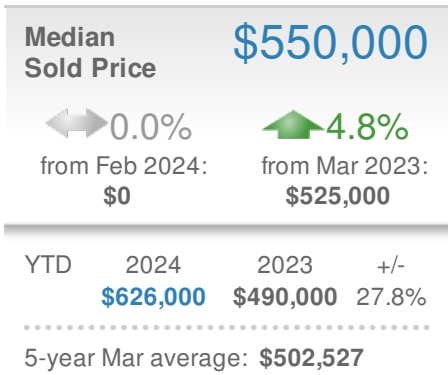
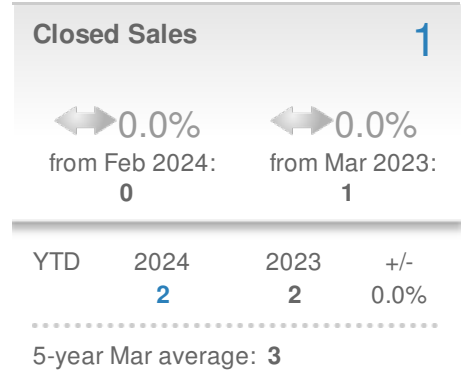
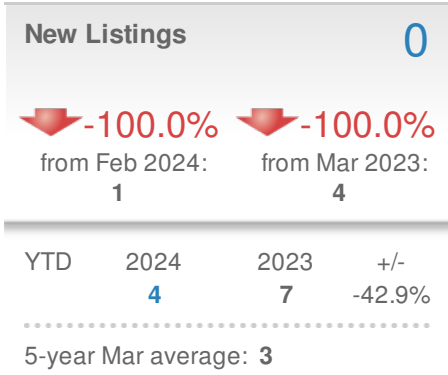
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, no change from February and a decrease from 0.84 in March 2023. The Contract Ratio is 29% lower than the 5-year March average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

Unionville-Chadds Ford (Chester, PA) - Attached

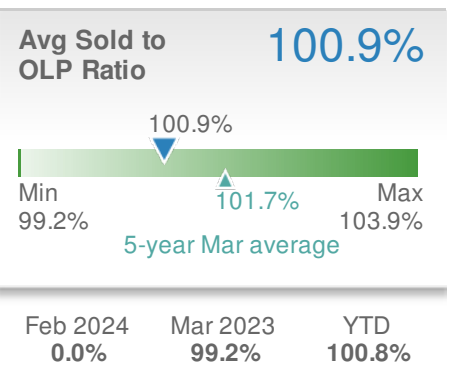
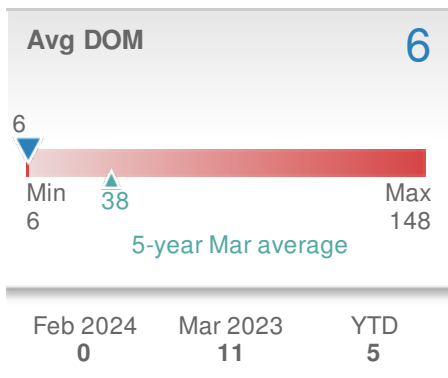
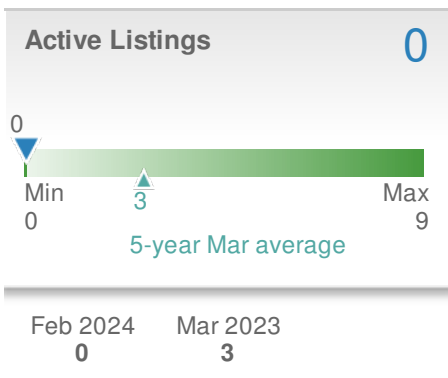
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for March was \$550,000, representing an increase of 0% compared to last month and an increase of 4.8% from Mar 2023. The average days on market for units sold in March was 6 days, 84% below the 5-year March average of 38 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 2; and no change in supply with 0 active units.

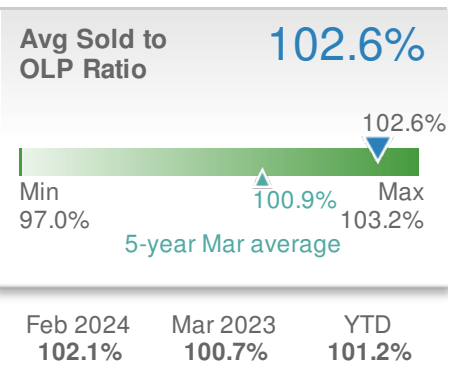
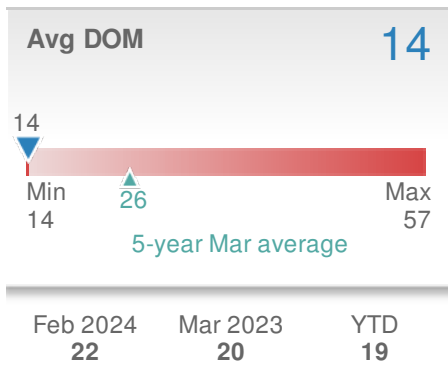
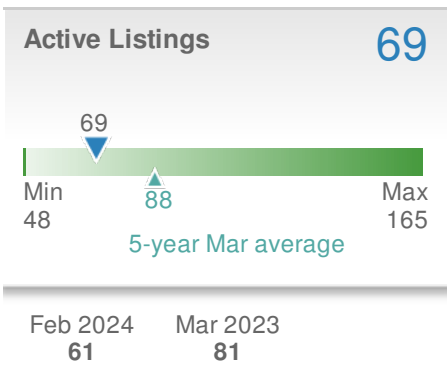
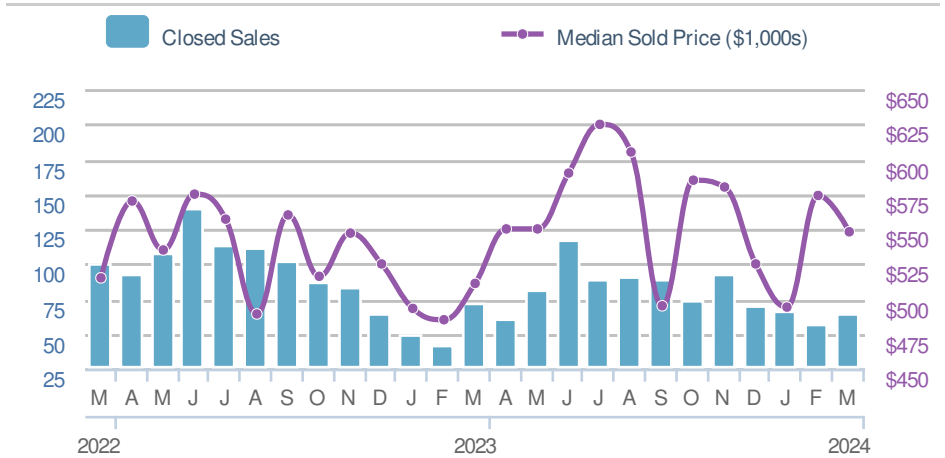
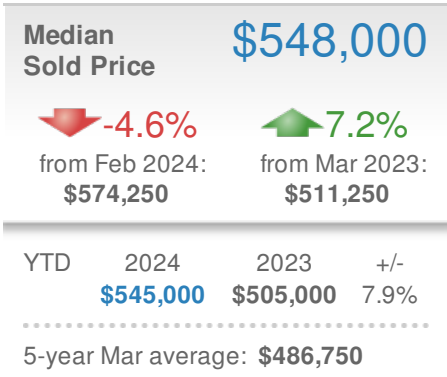
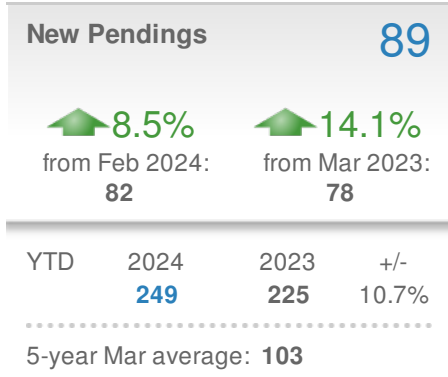
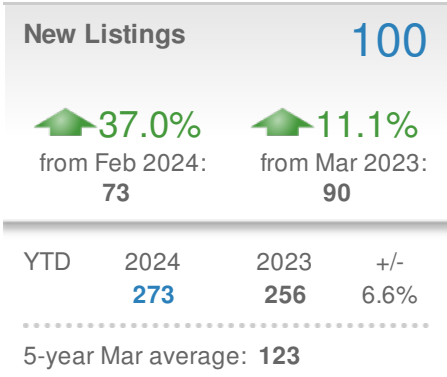
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and a decrease from 0.67 in March 2023. The Contract Ratio is 100% lower than the 5-year March average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## March 2024

### West Chester Area (Chester, PA)

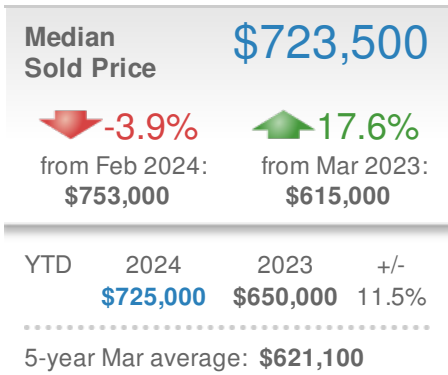
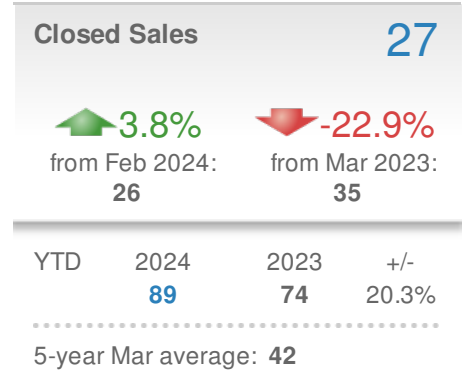
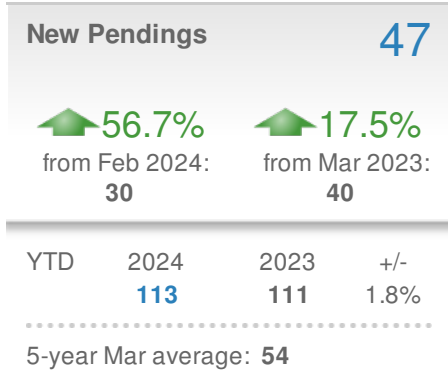
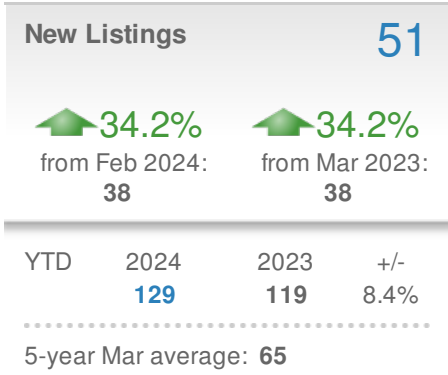
Email: ldavis@tcsr.realtor



**March 2024**

West Chester Area (Chester, PA) - Detached

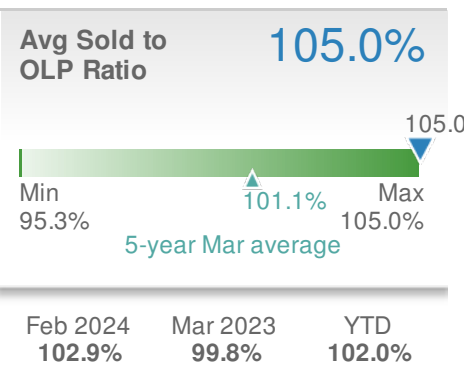
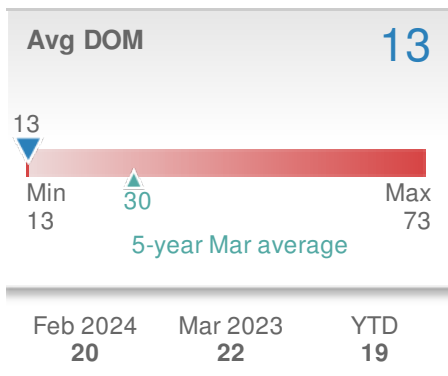
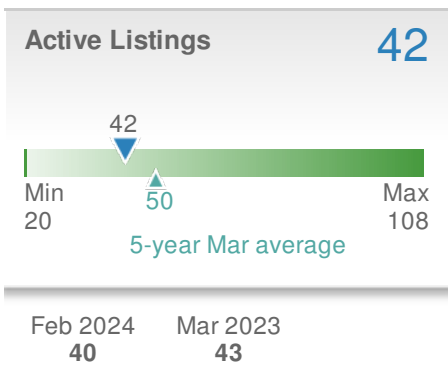
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Chester, PA), the median sold price for Detached properties for March was \$723,500, representing a decrease of 3.9% compared to last month and an increase of 17.6% from Mar 2023. The average days on market for units sold in March was 13 days, 57% below the 5-year March average of 30 days. There was a 56.7% month over month increase in new contract activity with 47 New Pendings; a 22.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 105; and a 5% increase in supply to 42 active units.

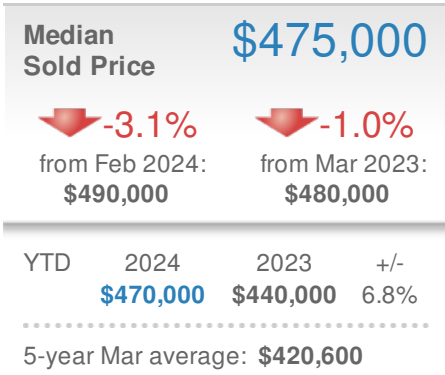
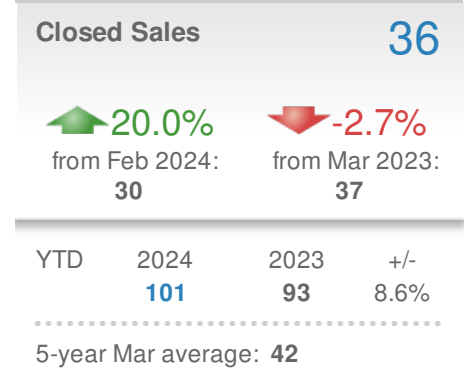
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 2.15 in February and an increase from 1.86 in March 2023. The Contract Ratio is 15% lower than the 5-year March average of 2.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**March 2024**

West Chester Area (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for March was \$475,000, representing a decrease of 3.1% compared to last month and a decrease of 1% from Mar 2023. The average days on market for units sold in March was 14 days, 36% below the 5-year March average of 22 days. There was a 19.2% month over month decrease in new contract activity with 42 New Pendings; a 4.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 118; and a 28.6% increase in supply to 27 active units.

This activity resulted in a Contract Ratio of 4.37 pendings per active listing, down from 5.38 in February and an increase from 1.58 in March 2023. The Contract Ratio is 70% higher than the 5-year March average of 2.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

